

Application: 20250844

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

NOTIFICATION OF REFUSAL OF PERMISSION TO DEVELOP LAND
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To: **Mr & Mrs Thandi
C/O Alan Penfold, Penfold Project Services
Epmarket
Wrotham Road
Meopham
DA13 0JH**

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

**The Foresters Arms PH
150 Parrock Street
Gravesend
Kent
DA12 1ER**

and being **Erection of second floor extension to form new flat.**

Your application dated 26th August 2025 is refused on the following grounds:-

1. By virtue of its bulk, massing, design, size and scale in a prominent location, the proposed development would have a significant and adverse impact upon the character and appearance of this non- designated heritage asset and the street scene, an impact that would be exacerbated by the proposed windows in the extension not matching the original windows in terms of glazing bar arrangement. The proposal would fail to preserve the character of the local built environment and would fail to integrate well with the surrounding local area. The proposed development is therefore contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy, the guidance in the Design for Gravesham - Design Guide (2024) and the National Planning Policy Framework (2024).
2. The proposed development would fail to provide any cycling storage space or refuse storage space for its future occupiers and would have a substandard sized kitchen/ dining area. The proposed development is therefore contrary to Section 9 of the National Planning Policy Framework (2024), saved Policy P3 of the Gravesham Local Plan First Review (1994) Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (2014) and the guidance contained in the Council's Residential Layout Guidelines Supplementary Planning Document (2020).
3. By virtue of the relationship between the site and the surrounding properties, the proposed extension would infringe the 25 degree rule of the Council's Residential Layout Guidelines SPD (2020). It is considered that this would result in overshadowing of and a loss of light and outlook for, the dwellings at 51- 53 Edwin Street. The proposed

development is therefore contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014), the guidance contained in the Council's Residential Layout Guidelines Supplementary Planning Document (2020) and the National Planning Policy Framework (2024).

4. The site is located within 6km of the Thames Estuary and Marshes Ramsar site and Special Protection Area (SPA) and the proposal fails to secure a contribution towards strategic mitigation measures within Special Protection Areas, and therefore the development conflicts with the requirements of the Habitat Regulations and Section 15 (specifically paragraphs 193 and 194) of the National Planning Policy Framework 2024 and Policy CS12 of the Gravesham Local Plan 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 39 of the National Planning Policy Framework (NPPF) 2024, 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.

In this case, the proposed development cannot be supported.

2 DECISION PLANS

For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

Application Form
Planning Statement
Site Location Plan
Plan no 102 Plans and Elevations As Existing
Plan no 102 Plans and Elevations As Proposed
Plan no 104 Block Plans As Existing and As Proposed

Dated: 20 October 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of 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.
- **For further information regarding Appeals and to make an application please click the relevant link:**
<https://www.gov.uk/appeal-householder-planning-decision>
<https://www.gov.uk/appeal-planning-decision>
- 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.