

Application: 20250293

**TOWN AND COUNTRY PLANNING ACTS
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED

To: **Tower Group Developments Ltd
C/O Directive Planning And Developments Ltd
36 Old Street
London
EC1V 9BD**

TAKE NOTICE that **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **DETERMINED THAT PRIOR APPROVAL** for the relevant matters for the development of land as described below **IS REQUIRED AND GRANTED**

at **St James House
6 - 8 Overcliffe
Gravesend
Kent**

and being **Application to determine if prior approval is required for a proposed; Change of use from Commercial/Business/Service (Class E), Hotels (Class C1), Residential Institutions (Class 2A/C2A), to State-Funded School(Class F1 (A)) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class T.**

Referred to in your application dated 27th March 2025.

Subject to the following conditions:-

1. Prior to the use of the site commencing, details of the cycle storage facilities including elevations of a secure, covered and weatherproof enclosure shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be made available for use prior to first occupation of the school hereby approved and retained for use by site users at all times thereafter.

Reason: In order to encourage options for sustainable travel in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (2014).

2. The development shall not be brought into use until a Travel Plan, to reduce dependency on the private car, has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include objectives and modal-split targets, a programme of implementation and provision for monitoring, review and improvement. Thereafter, the Travel Plan shall be put into action and adhered to throughout the life of the development, or that of the Travel Plan itself, whichever is the shorter.

Reason: In order to encourage options for sustainable travel in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (2014).

3. The existing car parking spaces as shown on drawing no. PL-01/6-8OC/SD104 shall be retained and notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 as amended, or any provision equivalent to it in any statutory instrument replacing, revoking or re-enacting that Order (with or without modification), no development shall be carried out on the site in such a manner or in such a position as to preclude the use of or access to the vehicle parking area.

Reason: To ensure sufficient off street car parking provision to serve the development, in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (2014).

4. The rating noise from fixed building services/mechanical plant/equipment associated with the development shall be at least 10dB below the existing LA90 background level at the nearest noise sensitive receptors (i.e. dwellings) when measured and assessed in accordance with BS4142:2014. Any kitchen extract system must be designed and installed in accordance with the "EMAQ/Defra Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2018 update).

Reason: In order to protect the amenity of neighbouring properties in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Your attention is drawn to the following informatives

INFORMATIVES:-

1 GENERAL PERMITTED DEVELOPMENT ORDER STANDARD CONDITIONS

The General Permitted Development Order 2015 (as amended) attaches standard conditions to this type of development, including that development must be completed within a period of 3 years, starting from the prior approval date. A condition relating to the commencement of development is therefore not necessary.

2 EXTENT OF THE PRIOR APPROVAL

The developer is advised that the development must be carried out in accordance with the details provided in the application, unless the Local Planning Authority and developer agree otherwise in writing. Details of the proposed scheme are included in the following plans and documents that accompanied the application to which this notice relates:

- Application form;
- Drawing no. PL-01/6-8OC/SD104 - Existing and Proposed Parking/Garden Plan;
- Drawing no. PL-01/6-8OC/SD103 - Proposed Elevations;
- Drawing no. PL-02/6-8OC/SD102 - Proposed Plans;
- Drawing no. PL-01/6-8OC/SD101 - Existing Elevations;
- Drawing no. PL-02/6-8OC/SD100 - Existing Plans;
- Acoustic Assessment to Building Bulletin 93 by MRL Acoustics, Report No. MRL/100/2153.1v1 March 2025;
- Planning Statement;
- Asbestos Management Survey by Asbestos 247 Environmental Ltd, Ref. J-2986; and
- Transport Statement, June 2025 by Crosby Transport Planning.

3 WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be

restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.

ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.

iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.

iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

Dated: 23 July 2025

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