



planning.general@gravesham.gov.uk / 01474 33 73 91
 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for prior approval of a proposed: New dwellinghouses on detached buildings in
 commercial or mixed use

Town and Country Planning (General Permitted Development) (England) Order 2015 (as
 amended) - Schedule 2, Part 20, Class AA

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Joynes House
Address Line 1	New Road
Address Line 2	
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA11 0AT

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
564437	174118

Description

Applicant Details

Name/Company

Title

Mr

First name

Greg

Surname

Kuzdenyi

Company Name

Joynes House Development Limited

Address

Address line 1

C/O Agent

Address line 2

17 Castle Lane

Address line 3

Chandlers Ford

Town/City

Eastleigh

Country

Postcode

SO53 4AH

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

The current building and site

Above ground level, is the current building less than 3 storeys in height?

- ☐ Yes
☒ No

Was the current building constructed between 1 July 1948 and 5 March 2018?

- ☒ Yes
☐ No

On 5 March 2018, based on the Use Classes in place on that date, was the building in use as:

- shops (Use Class A1), financial and professional services (Use Class A2), restaurants and cafes (Use Class A3), offices (Use Class B1a), a betting office, pay day loan shop, launderette or a mix of any of these uses; or
- dwellinghouses (Use Class C3) including as a mixed use with any of the above

- ☒ Yes
☐ No

If the building is currently in mixed use including use as dwellinghouses (Use Class C3), was the current use as dwellinghouses only granted by virtue of permitted development rights Schedule 1, Part 3, MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

- ☐ Yes
☒ No / The building is not in mixed use including use as dwellinghouses

Is any part of the land or site on which the building is located:

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area; or
- within 3 kilometres of the perimeter of an aerodrome

- ☐ Yes
☒ No

The proposed development

Will the proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

- ☒ Yes
☐ No

Would the floor to ceiling height, measured internally, of any proposed additional storey exceed:

- 3 metres; or
- the floor to ceiling height, measured internally, of any existing storey of the principal part of the existing building

- ☐ Yes
☒ No

Would the proposed extended building's:

- height exceed 30 metres (as measured from ground level to the highest part of the roof, not including plant); or
- roof be more than 7 metres higher than the highest part of the existing roof (not including plant, in each case)

- ☐ Yes
☒ No

Will all the proposed new dwellinghouses be flats (i.e. separate and self-contained premises constructed for use for the purposes of a dwellinghouse)?

- ☒ Yes
☐ No

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the [nationally described space standard](#)?

- ☒ Yes
☐ No

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

- ☒ Yes
☐ No

Related operations and works

Will any proposed engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses include:

- Provision of visible support structures on or attached to the exterior of the building upon completion of the development; or
- Anything other than works within the existing curtilage of the building to strengthen existing walls; strengthen existing foundations; or install or replace water, drainage, electricity, gas or other services

- ☐ Yes
☒ No

Will any works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses include:

- Installation of plant where none currently exists; or
- Increasing the height of any installed plant (i.e. as measured before and after from the lowest surface of the roof on the principal part of the building)

- ☐ Yes
☒ No

Will any works for the construction of appropriate and safe access to and egress from the new and existing dwellinghouses (including means of escape from fire, via additional external doors or external staircases) extend beyond the curtilage of the existing building?

- ☐ Yes
☒ No

Will any works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses:

- extend beyond the curtilage of the existing building;
- be situated on land forward of a wall forming the principal elevation of the existing building; or
- be situated on land forward of a wall fronting a highway and forming a side elevation of the existing building

- ☐ Yes
☒ No

Fire Safety

Where the building (existing or as proposed) exceeds certain limits, legislation has been put in place to ensure the adequate consideration of fire safety by the Local Authority (including its decision to grant prior approval) and other relevant parties.

The Existing Building

Is the existing building 18 metres or more in height (as measured from ground level to the highest part of the roof)

- ☐ Yes
☒ No

The Proposed Development

Would the proposed development result in a building that contains one or more dwellinghouse, and is:

- 18 metres or more in height (as measured from ground level to the highest part of the roof); and/or
- Contains 7 or more stories

- ☒ Yes
☐ No

Any proposed building that meets or exceeds these limits will require additional information to be supplied in regard to the fire safety impacts on the intended occupants of the building.

Please provide details of the fire safety impacts on the intended occupants of the building.

See accompanying Fire Statement

For such proposals, a 'Fire statement' that covers the fire safety design principles, concepts and standards that have been applied to the development should also accompany the application. This can be uploaded in the supporting document section.

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of any dwellinghouses and other works proposed

Construction of two additional storeys on top of the existing commercial building to provide 24 flats. (Re-submission of application ref 20220799).

Please describe the effects of the proposed development on the external appearance of the building, including:

- the design and architectural features of the principal elevation (and any side elevation that fronts a highway)
- the impact of any works for the construction of appropriate and safe access to and egress from the new and existing dwellinghouses (including means of escape from fire, via additional external doors or external staircases)
- the impact of any works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses

Effects of proposed development on the external appearance of the building - See elevation drawings, Townscape and Visual Assessment (TVA), Design Code and Planning Statement. (CGI to follow)

Impact of any works for construction of appropriate and safe access to and egress from the new dwellinghouses - see elevation drawings, Fire Statement, TVA, Design Code and Planning Statement

Impact of any works for the construction of storage & waste - no operational development proposed - see proposed layout plan and Planning Statement

In the case of upwards extensions consideration must be given to every face, not just the principal elevation, any side elevation fronting a highway or the design and architectural features of those elevations

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

See submitted plans and accompanying Daylight and Sunlight Report

What will be the net increase in dwellinghouses?

24

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

Impacts and risks

Please provide details of any transport and highways impacts and how these will be mitigated

See accompanying layout plans, Transport Statement and Planning Statement

Please provide details of any air traffic and defence asset impacts and how these will be mitigated

N/A

Please provide details of any contamination risks and how these will be mitigated

See accompanying Planning Statement.

Please provide details of any flooding risks and how these will be mitigated.

The site lies in Flood Zone 1 - See accompanying Planning Statement.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details of the impacts on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light and how these will be mitigated

See accompanying Planning Statement and Daylight and Sunlight Assessment

In the case of upwards extensions this includes neighbouring properties which are not contiguous with the proposed development site. Further details around the impacts should be provided for these application types

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

See accompanying Noise Impact Assessment

Please provide details of the impacts of the introduction of, or an increase in, a residential use of premises in the area on the carrying on of any trade, business or other use of land in the area and how these will be mitigated

See accompanying Planning Statement.

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.

N/A

These are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

Gravesham Borough Council

List of flats and other premises in the existing building

Please provide a list of all addresses of any flats and any other premises within the existing building

House name: Joynes House (Part-ground, first and second floors) Number: Suffix: Address line 1: New Road Address Line 2: Town/City: Gravesend Postcode: DA11 0AT
House name: Joynes House (Part-Ground floor) Number: Suffix: Address line 1: New Road Address Line 2: Town/City: Gravesend Postcode: DA11 0AT
House name: Joynes House (Third floor) Number: Suffix: Address line 1: New Road Address Line 2: Town/City: Gravesend Postcode: DA11 0AT
House name: Joynes House (Part-First, Second and Fourth Floors) Number: Suffix: Address line 1: New Road Address Line 2: Town/City: Gravesend Postcode:

Declaration

I / We hereby apply for Prior Approval: New flats on top of detached commercial buildings as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ruth Harding

Date

14/10/2022