

Application: 20250222

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

APPROVAL OF DETAILED PLANS AND PARTICULARS

To: **Mr Neil Dobbie, Simply Construct
C/O Miss Laura Grimason, Gillings Planning
2 Wessex Business Park
Colden Common
Winchester
SO21 1WP**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **APPROVED** detailed plans and particulars submitted on 11th March 2025 in respect of:-

Application for the approval of condition 5 (Tree Protection Measures), condition 8 (Boundary Treatments), condition 9 (Plant and Equipment) and condition 10 (Noise Control) attached to planning reference number 20231182

at: **Former Site Of Battle Of Britain
Coldharbour Road
Northfleet
Gravesend
Kent**

subject to the following Informatives:-

INFORMATIVES:-

1 DECISION PLANS

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

Application Form;
2271_00_005 Rev W - Site Plan as Proposed;
2271_00_007 Rev B - Site Plan Setting Out to Tree Protection Fences;
2271_00_105 Rev H - Roof Plan as Proposed;
2271_00_203 Rev P - Proposed Street Elevations;
2271_00_208 Rev A - Proposed Street Elevation to North Boundary;
2271_90_510 Rev F - Fence Details;
2271_90_513 Rev B - Refuse Store Details;
2271_90_515 Rev D - Plant Compound Details;
Arboricultural Impact Assessment - 29 April 2025;
Tree Report - 29 April 2025;
Cover Letter;
Noise Assessment;

2 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.

3 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.

4 REMAINING CONDITIONS

You are reminded of the need to comply with the requirements of the following conditions on planning permission 20231182:

- Condition 6 (Approved Materials);
- Condition 7 (Contaminated Land - Desk Study Report);
- Condition 11 (Sustainable Surface Water Drainage Scheme and Infiltration);
- Condition 12 (Ground Levels and Floor Levels);
- Condition 13 (Parking Provision);
- Condition 14 (Cycle Parking Provision);
- Condition 15 (EV Charging Points);
- Condition 16 (Travel Plan);
- Condition 17 (Access and Visibility);
- Condition 18 (Soft Landscaping);
- Condition 19 (Pedestrian Footway);
- Condition 20 (External Lighting);
- Condition 21 (Hard Landscaping);
- Condition 22 (Refuse Arrangements);
- Condition 23 (Watching Brief);
- Condition 24 (Restriction on Use);
- Condition 25 (Prohibition on Gates);
- Condition 26 (Tree Protection - Methodology);

- Condition 27 (Tree Protection - Supervision Records); and
- Condition 28 (Tree Protection - Protection Measures).

5 AVOIDANCE OF DOUBT

For the avoidance of doubt the fully approved conditions for this application relating to planning permission 20231182 are:

Condition 5 (Tree Protection Measures);
 Condition 8 (Boundary Treatments);
 Condition 9 (Plant and Equipment); and
 Condition 10 (Noise Control).

Dated: 6 May 2025

Civic Centre
 Windmill Street
 Gravesend
 Kent
 DA12 1AU

Shazad Ghani
 MPhil, MA, BA (Hons)
 Head of Planning
 Planning Service

NOTES:

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite.

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.