



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

Application to determine if prior approval is required for a proposed: Demolition of Buildings

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

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	12
Suffix	
Property Name	
Land Adjacent To	
Address Line 1	Darnley Road
Address Line 2	
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA11 0RY

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

Easting (x)	Northing (y)
564422	173992

Description

Applicant Details

Name/Company

Title

Mr

First name

Jason

Surname

Tuckey

Company Name

The Arch Company Ltd

Address

Address line 1

Watling House,

Address line 2

33 Cannon Street,

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

EC4M 5SB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant 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

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Proposed Demolition Works

Please describe the building(s) to be demolished

The building compromises of single-storey industrial/workshop structure of simple construction. The external walls are primarily formed of painted concrete blockwork masonry. The roof is a dual-pitched arrangement supported by steel lattice trusses and purlins, clad with corrugated metal sheeting incorporating rooflights. Internally, the building has a solid concrete floor slab and contains remnants of a WC Block redundant services installations. The structure is in a generally poor condition, with visible roof deterioration, water ingress, vegetation growth through the roof, and signs of ongoing weathering and neglect.

Please state the reasons why demolition needs to take place

The existing building is in a significantly deteriorated condition and has reached the end of its economic and functional lifespan. The structure exhibits extensive defects, including substantial deterioration of the roof covering, openings within the building envelope resulting in ongoing water ingress, vegetation growth through the roof structure, and degradation of internal elements and finishes. The building no longer provides a weathertight or serviceable accommodation and would require extensive structural repairs and refurbishment works to bring it into a safe and usable condition. Given the extent of the defects and the age and condition of the building, refurbishment is not considered to be a viable or proportionate option. Demolition of the existing structure is therefore considered necessary to remove a redundant and dilapidated building, which is currently not safe.

Please describe the proposed method of demolition

The proposed demolition would be undertaken in a controlled manner following the disconnection of services and removal of any hazardous materials (if they exist). The building would be soft stripped before the roof coverings, steel roof structure and masonry walls are progressively demolished using mechanical plant and manually where required. Materials would be segregated and recycled where practicable, with appropriate dust suppression and site safety measures maintained throughout the works.

How and where would spoil/rubble be disposed of?

Prior to demolition, the building would be surveyed for asbestos-containing materials (ACMs). Any ACMs identified would be removed and disposed of by suitably qualified and licensed contractors in accordance with the Control of Asbestos Regulations 2012. Demolition arisings, including concrete, masonry, timber, steel and other materials, would then be segregated on site where practicable and removed by licensed waste contractors. Materials suitable for recycling would be taken to approved recycling facilities, with any non-recyclable waste disposed of at appropriately licensed waste transfer stations or landfill facilities in accordance with the Duty of Care requirements under waste management legislation.

Please provide details of the proposed restoration of the site

Following completion of the demolition works, the site will be levelled and surfaced with MOT Type 3 aggregate to provide a stable, free-draining finish. Any existing services will be retained and located in a GRP kiosk. The site will then be secured with appropriate perimeter fencing (1.8m high) and gated access to prevent unauthorised entry and ensure the land remains safe, secure and suitable for future use.

When do you expect the works to commence (date must be post application submission)?

01/09/2026

When do you expect the works to be completed (date must be post application submission)?

01/10/2026

Are there any public Rights of Way within the site or immediately adjoining the site?

- ☐ Yes
☒ No

Is redevelopment or rebuilding proposed at a later date?

- ☐ Yes
☒ No

Does the proposal involve the felling or pruning of any tree(s)?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Prior Approval: Demolition of building as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Sasha Ellam-Brown

Date

10/07/2026