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info@atcostudio.co.uk
www.atcostudio.co.uk
+44 20 8333 0791

Cover Letter and Statement

Site Address: 20 Spring Grove, Gravesend, Kent DA12 1LL

Planning Application ref: 20231280

Appeal ref: APP/K2230/D/24/3342187

Case Officer: C Hall

Applicant: Mr. Herdev Kandola

SUBJECT: CONDITION DISCHARGE STATEMENT
FOR THE APPROVED APPEAL DECISION NOTICE – Resubmission

Introduction:

To whom it may concern,

This statement is prepared to fulfil the conditions on the approved appeal decision notice referenced as APP/K2230/D/24/3342187. This decision notice is related to the planning application ref. 20231280 for the "Creation of vehicular crossover with hardstanding" at 20 Spring Grove, Gravesend, Kent DA12 1LL.

We are resubmitting the conditions discharge application after our planning application with reference number 20240760 was refused for the following reasons:

- 1. The submitted details of the block paving do not resemble grasscrete or similar, which was suggested by the Planning Inspector to compensate for the loss of the grassed area and low-level shrubs, and therefore conflicts with the objectives of Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014 and section 12 of the National Planning Policy Framework (NPPF), 2023.*
- 2. No detailed information regarding proposed planting has been submitted with the application to discharge condition 4 of APP/K2230/D/24/3342187*



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and therefore the application conflicts with Policy CS12 of the Gravesham Local Plan Core Strategy, September 2014.

3. Condition 5 of APP/K2230/D/24/3342187 requires written approval from the Highways Authority that the vehicular crossover has been constructed in accordance with the Highway Authority's specification and therefore this condition cannot be discharged.

The original application pertains to converting the front garden into a raised vehicle hardstanding area with a dropped kerb and vehicular crossover. The conditions outlined in the appeal decision notice and our response to them are detailed below. The decision notice is included with this application for your review. The decision states:

The appeal is allowed, and planning permission is granted for the change of the front garden into a raised vehicle hardstanding area with dropped kerb and vehicular crossover at 20 Spring Grove, Gravesend, Kent DA12 1LL in accordance with the terms of the application reference 20231280, subject to the following conditions:

Condition 1:

- 1) *The development hereby permitted shall begin not later than 3 years from the date of this decision.*

Our statement:

In compliance with Condition 1 of the planning permission, we confirm that the development hereby permitted will commence within 3 years from the date of the decision notice. The key milestones and timeline for the commencement are as follows:

1. **Decision Date:** 01/07/2024
2. **Commencement Deadline:** The development will begin no later than 01/08/2026 (two years from receiving the Kent County Council Vehicle Crossover Approval)

We will ensure that all necessary preparations and approvals are in place to meet this deadline.



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Condition 2:

- 2) *The development hereby permitted shall be carried out in accordance with the following approved plans: P2 - Proposed Site Plan, P3 - Existing and Proposed Elevations, P4 - Existing and Proposed Section AA, P5 - Visibility Splay Block Plan, P6 - Existing/Proposed Block Plans, P7 - Site Location Map.*

Our statement:

It is hereby confirmed that the proposed alterations will be carried out in accordance with the submitted plans mentioned above and comments received from the planning officer in the decision report for the application with Ref. No: **20240760** regarding the proposed materials, like grass crate.

Condition 3:

- 3) *No development shall commence until details/samples of the materials to be used in the construction of the external surface of the hardstanding hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details/samples and retained thereafter.*

Our statement:

In compliance with Condition 3 of the planning permission, we hereby submit the details and samples of the materials proposed for use in the construction of the external surface of the hard standing. The materials selected are as follows:

Dropped Kerb:

- **Material Type:**
 - Tarmac surface for the pavement
 - As stated in the "Specification for the Construction of a Light Vehicle Crossing Over a Footway or Verge," the kerbs will be precast concrete (granite aggregate). This includes 125mm x 150mm bull nose kerbs type BN, 255mm x 150mm left- and right-hand taper kerbs type DL1 and DR1, and occasionally 125mm x 255mm half-batter kerbs type HB2. The new 4 drops and 2 tapers will be designed accordingly.



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- **Colour/Finish:** The colour will match the existing colour of the pavement.

These materials have been chosen to ensure durability, aesthetic compatibility with the surrounding environment, and compliance with local planning guidelines.

Here is a photo of the existing pavement in front of the property No.20 Spring Groove, DA12 1LL:



Existing Pavement in front of the property No.20 Spring Groove, DA12 1LL

Parking Area in the Front Garden:

- **Material Type:** Grass Crate - GrassPark - Permeable Driveway Paving Grid Size (600 x 400 x 100 mm) and Round Smooth White Edging Stone (600 x 150 x 50mm) around the new small green area and gravel area on the driveway.
- **Colour/Finish:** Concrete Blocks with grass between them, and white edging stone



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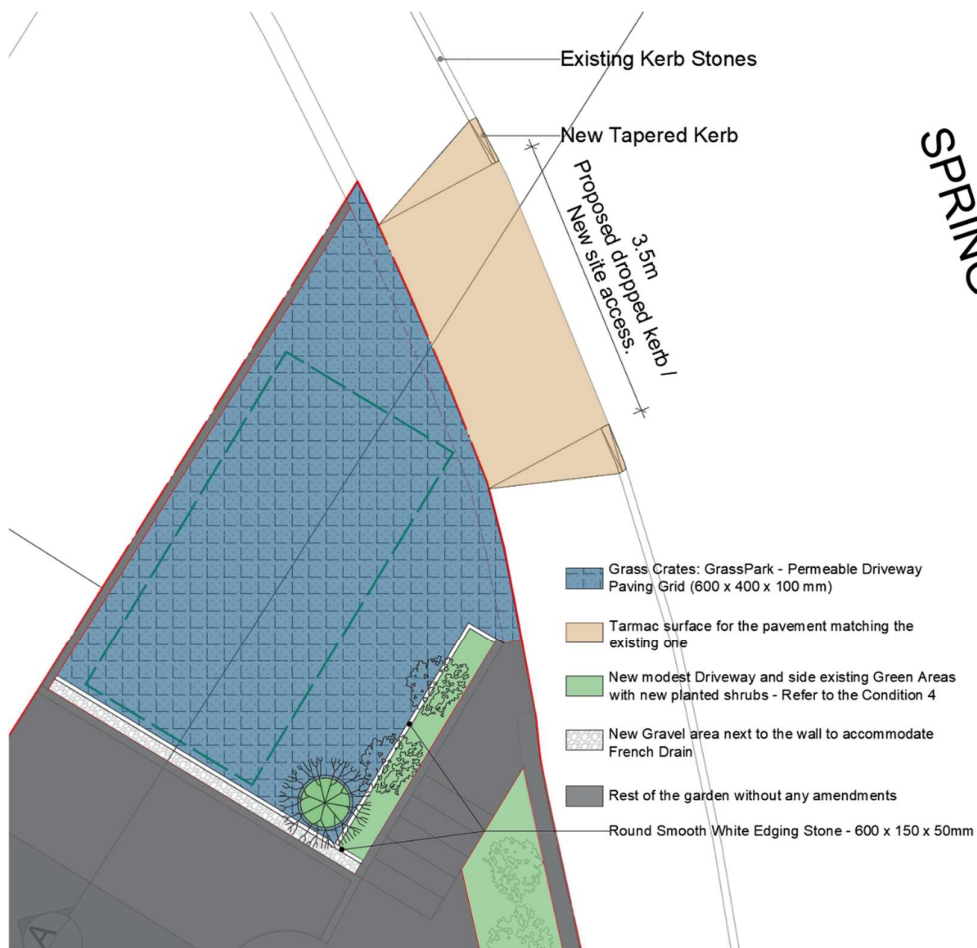
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Precedent photo of the material planned to be used in the parking area



Precedant photo of the Edging Stone



Proposed Materials



Condition 4:

- 4) *No development shall commence until there shall have been submitted to and approved in writing by the LPA a scheme of hard and soft landscaping.*

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Our statement:

In compliance with Condition 4 of the planning permission, we hereby submit a comprehensive scheme of hard and soft landscaping for approval by the local planning authority (LPA). The proposed scheme includes the following elements:

Hard Landscaping:

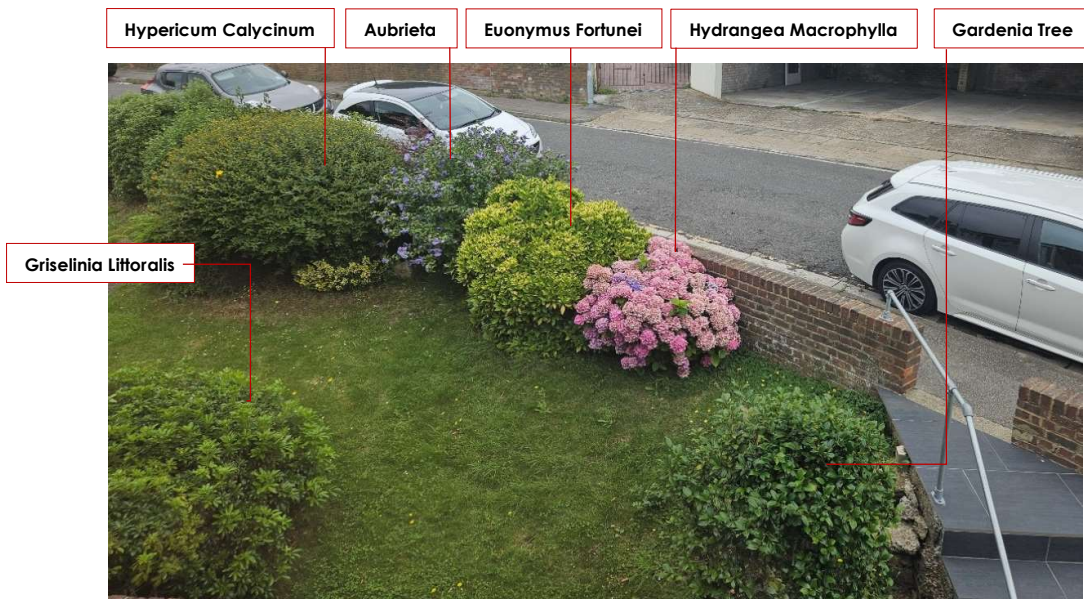
- **Boundary Treatments:** The existing boundary will be removed from the section where the new driveway is planned. The ends will be seamlessly finished using the same mortar, and the bricks from the removed boundary wall will be reused.
- **Parking Area:** The front garden area planned for parking will receive Grass Crete, type: GrassPark - Permeable Driveway Paving Grid (600 x 400 x 100 mm) - Parking Area Grass Paving, and the end will be installed French Drain that will be connected to the existing drainage system in the proposed screed for more permeability in the area. The shrubs located in this area will be removed and disposed of according to regulations for handling plant waste if can not be replanted in pots, and replaced for new one.
- **Edging stones:** Around the new small green area and the gravel section that will accommodate a French drain in the driveway, white round edging stones will be installed. These stones will provide a cleaner look for the driveway.



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Soft Landscaping:

- **Planting Plan:** The green space on the opposite side of the new parking area, next to the stairs, will be planted with existing flower shrubs from the driveway, including *Hydrangea macrophylla*, *Aubrieta*, *Euonymus Fortunei*, and *Hypericum calycinum*. If it is not possible to replant these existing shrubs, new shrubs of the same species will be planted instead.



The existing shrubs in the garden



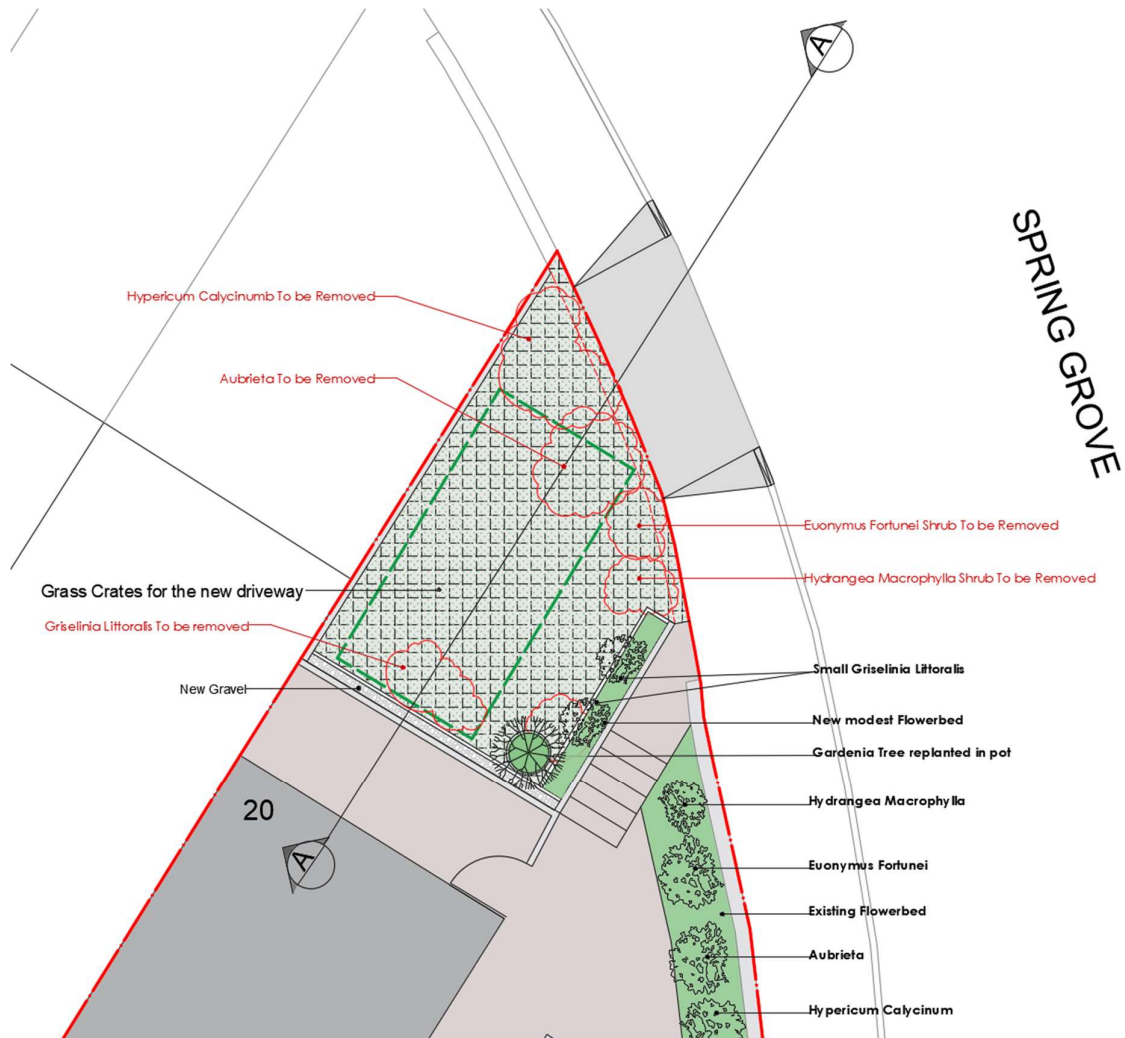
Gardenia Tree

The location of Gardenia tree

Driveway Maintenance: At the end of the driveway, on the side facing property No. 20, the existing Gardenia tree will be placed in a pot to avoid obstructing visibility. Additionally, the large *Griselinia Littoralis* shrub at the back of the garden will be replaced with smaller *Griselinias* in the new small green area created on the driveway next to the stairs. Round stone edges will be installed around the new modest green area and the gravel section.



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New Proposed location of the existing shrubs

All planting, seeding, and turfing will be carried out in the first planting and seeding seasons following the completion of the development.

Furthermore, any trees or plants that die, are removed, or become seriously damaged or diseased within 5 years from the completion of the development will be replaced in the next planting season with others of similar size and species.



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Condition 5:

- 5) *The vehicular access hereby permitted shall not be brought into use until a vehicular crossover (dropped kerb) has been constructed following the Highway Authority's specification and requirements and with the written approval of the Highway Authority having first been obtained. The vehicle crossover shall be commensurate with the width of the vehicular access as hereby permitted and thereafter maintained.*

Our statement:

In compliance with Condition 5 of the planning permission, we hereby submit the details for the construction of the vehicular crossover (dropped kerb) as follows:

1. **Specification and Requirements:** The vehicular crossover will be constructed in accordance with the Highway Authority's specifications and requirements. This includes:
 - **4 Drops and 2 Tapers** - A total width of 5.4m.
 - The first taper to be constructed from the redundant parking bay.
2. **Approval:** Written approval from the Highway Authority has been obtained. The Highway consent was approved on 1/8/2024 by the Kent County Council Vehicle Crossover Approval, with KCC Reference: **CSM: 46201101**.
3. **Construction Details:** The vehicular crossover will be commensurate with the width of the vehicular access as permitted (5.4m - 4 drops and 2 tapers).



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Ms A. Arsalan Tahouni
33 Mowbray Road
London
NW6 7QS

Vehicle Crossing Team

Aylesford Highway Depot
St Michaels Close
Aylesford
ME20 7BU

Phone: 03000 418181
Ask for: Contact Centre

01 August 2024

CSM Number: 46201101

Dear Ms Arsalan Tahouni

PROPERTY ADDRESS: 20 SPRING GROVE, GRAVESEND, KENT, DA12 1LL

Thank you for using the Light Vehicle Crossings application service.

I am pleased to inform you that your application has highways consent and I attach the Vehicle Crossover Approval Notice.

Please also see the attached information sheet which should assist you in progressing with the installation.

Should you have any further questions relating to your approval and these documents, please do not hesitate to contact us on our email address or alternatively call our Contact Centre who can request a call back.

Yours sincerely

Vehicle Crossovers Team

vehiclecrossings@kent.gov.uk

kent.gov.uk



KENT COUNTY COUNCIL VEHICLE CROSSOVER APPROVAL

APPROVAL HAS BEEN GRANTED ON: 01 AUGUST 2024

FOR THE CONSTRUCTION OF:

- 4 DROPS AND 2 TAPERS - A TOTAL WIDTH OF 5.4 METRES.
- FIRST TAPER TO BE CONSTRUCTED FROM REDUNDANT PARKING BAY.

AT PROPERTY ADDRESS: 20 SPRING GROVE, GRAVESEND, KENT, DA12 1LL

KCC REFERENCE: CSM: 46201101

THIS APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS BEING MET PRIOR TO INSTALLATION:

- ALL CONDITIONS WITHIN YOUR PLANNING DECISION NOTICE REF. **APP/K2230/D/24/3342187** HAVE BEEN MET.
- ALL STATUTORY UNDERTAKERS HAVE AGREED TO WORKS IMPACTING THEIR EQUIPMENT I.E. BT/WATER/CATV/UKPN/FIRE HYDRANTS.
- IMPACTED HIGHWAY ASSETS HAVE BEEN RELOCATED I.E. STREETLIGHTS/DRAINAGE/SIGNS.

CONSTRUCTION CONDITIONS & TRAFFIC MANAGEMENT:

- TARMAC SURFACE.
- PLEASE DRAW ATTENTION TO SECTION 4, 5 AND 6 WITHIN THE PLANNING DOCUMENT ISSUED, REFERENCE: **APP/K2230/D/24/3342187**.
- THE CONTRACTOR MUST APPLY FOR A HIGHWAYS PERMIT AND COMPLETE STATUTORY UNDERTAKER SEARCHES PRIOR TO COMMENCEMENT OF WORKS.
- CONSTRUCTION SHOULD MEET KCC VEHICLE CROSSING SPECIFICATION.

CONDITIONS POST CONSTRUCTION:

- THE CROSSOVER IS SOLELY FOR THE PURPOSE OF ALLOWING VEHICLES TO TRAVEL ACROSS THE FOOTWAY ONTO PRIVATE PROPERTY – VEHICLES SHOULD NOT OVERHANG THE HIGHWAY OR PARK ON THE CONSTRUCTED VEHICLE CROSSING INCLUDING CARRIAGEWAY, FOOTWAY & VERGE.
- KCC RESERVES THE RIGHT TO REMOVE APPROVAL SHOULD THERE BE A BREACH OF THE CONDITIONS – ALL RELATED COSTS WILL BE THE OWNER/OCCUPIERS RESPONSIBILITY.

THE APPROVAL IS VALID FOR 2 YEARS FROM THE DATE ON THIS DOCUMENT SUBJECT TO NO MATERIAL CHANGES TO THE HIGHWAY.

FAILURE TO INSTALL THE CROSSING WITHIN THE AGREED TIME PERIOD WILL RESULT IN THIS DOCUMENT BEING INVALID. PLEASE CONTACT KCC FOR RESUBMISSION FEES.



PLEASE ENSURE YOU KEEP THIS DOCUMENT IN A SAFE PLACE, WE RECOMMEND THIS IS STORED WITH YOUR DEEDS AND WITH ANY OTHER RELEVANT CONSTRUCTION DOCUMENTATION.

CONTRACTOR INFORMATION SHEET

Your next step is to select a contractor to complete the works. You may choose any contractor so long as they are able to provide Kent County Council with proof of the following conditions:

- New Roads and Street Works Act Accreditations for Excavation and Reinstatement to be held by an operative on site.
- £5 million public liability insurance.
- Your appointed contractor has obtained up to date Statutory Undertaker information before the construction work starts, this is in line with the permit conditions.

It is recommended that you obtain 3 quotations for the work and we would advise you to select a contractor based on recommendation, if possible, or use the Kent County Council, Trading Standards approved <https://tschecked.kent.gov.uk/contact-us> scheme.

You must show/provide a copy of the approval notice to your contractors in order for them to quote accurately.

Your contractor must apply for a permit to work on the highway and will be responsible for any penalties that may arise from not following the permitting procedures correctly.

The contractor should follow the link below before works start:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb/dropped-kerb-contractor-information>

The contractor should contact one of the email addresses below for any further permit advice:

- Streetworkswest@kent.gov.uk – For: Dartford, Gravesham & Sevenoaks
- Streetworkswestcentral@kent.gov.uk – For: Maidstone, Tonbridge & Malling & Tunbridge Wells
- Streetworkseastcentral@kent.gov.uk – For: Canterbury, Swale & Ashford
- Streetworkseast@kent.gov.uk – For: Dover, Thanet & Folkestone & Hythe

N.B. The works are covered for a 2 year maintenance period which will commence on the date of the works completion. If a defect occurs within this time your contractor will be responsible for rectifying this at their own expense. If you notice a defect within the 2 years, please contact the contractor or Kent County Council Roadworks Team, 03000 418181.



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Condition 6:

- 6) *Before the access hereby permitted is first brought into use 2.0m by 2.0m pedestrian visibility splays shall be provided at the back edge of the footway on either side of the vehicular access and thereafter no boundary wall, fence or other means of enclosure or obstruction exceeding 600mm in height shall be erected or placed within the visibility splays.*

Our statement:

In compliance with Condition 6 of the planning permission, we hereby submit the details for the provision of pedestrian visibility splays as follows:

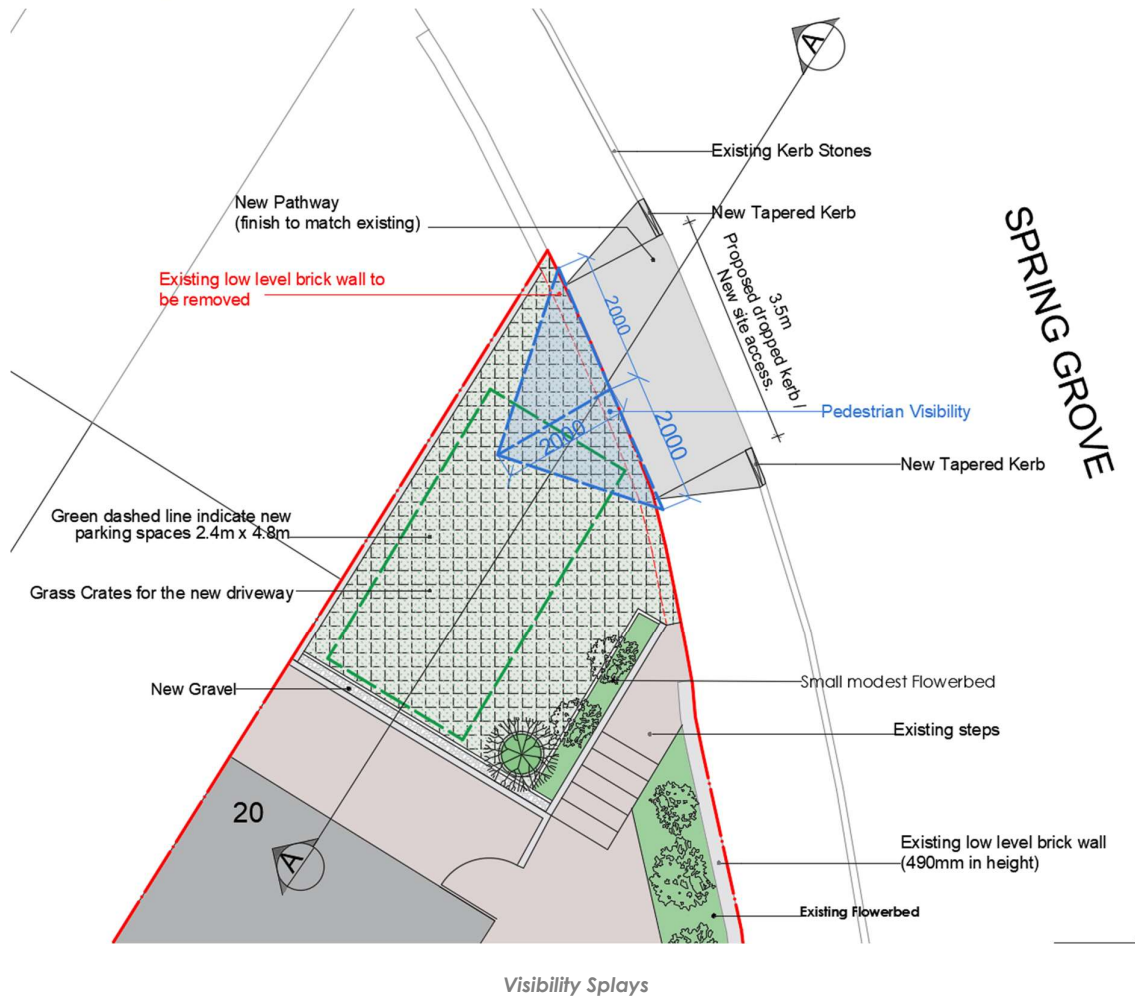
1. **Visibility Splays:** We provide a 2m x 2m pedestrian inter-visibility splay to the back edge of the footway to ensure that drivers have a clear sight of pedestrians when emerging onto the highway. These splays are free of any obstructions, and boundary walls or fencing are no more than 0.6m high.
2. **Height Restrictions:** No boundary wall, fence, or other means of enclosure or obstruction exceeding 600mm in height will be erected or placed within the visibility splays. This will ensure that the visibility splays remain unobstructed at all times.
3. **Maintenance:** The visibility splays will be maintained to ensure they remain clear of any obstructions exceeding 600mm in height, in accordance with the approved details.



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SPRING GROVE

Visibility Splays

Condition 7:

7) No gates shall be installed across the vehicular access hereby permitted at any time.

Our statement:

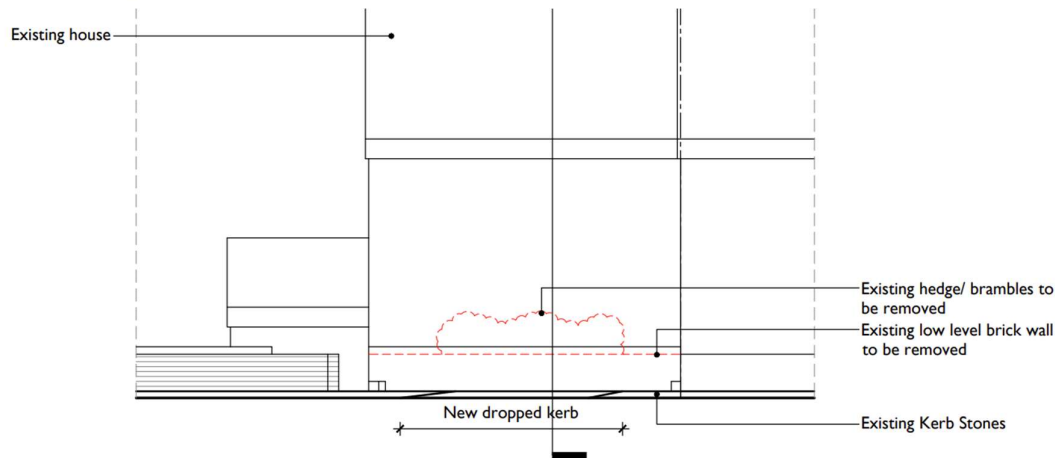
In compliance with Condition 7 of the planning permission, we confirm that no gates will be installed across the vehicular access at any time. The client has no plans to install any type of gate for the designated parking space in the garden.



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Proposed boundary wall elevation

1:100 at A3

Conclusion:

This statement is prepared to address the discharge of conditions on the approved appeal, reference APP/K2230/D/24/3342187, concerning the original full planning application reference 20231280 for the "Creation of a vehicular crossover with hardstanding" at 20 Spring Grove, Gravesend, Kent, DA12 1LL.

We have carefully reviewed the Delegated Planning report and have included all necessary information, such as the types and positions of the plants, as well as a more suitable material for the driveway, like grass crates. We have also provided the recommended modest green area, the exact location on the plans and as well included the approval letter from Kent's Vehicle Crossing Team.

We would like to thank you for your assistance during the application process. Should you require any further information, please do not hesitate to contact me.

Kind Regards,

Stasha Jovanovikj

stasha@atcostudio.co.uk

+447544 073294