



Application: 20220230

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: **Mr Rapinder Cheema
C/O Mr Daniel Fennings, H And J Architecture
12 Blackstock Mews
12B Blackstock Mews
London
N4 2BT**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PERMISSION** for development of land situate at:

**19 Edwin Street
Gravesend
Kent**

and being **Application for a minor material amendment to planning permission reference no. 20181276 for the erection of two storey building in the former garden with basements and rooms in the roof space to provide 4no. one bedroom maisonettes; to allow changes to the front elevation and internal layouts.** Your application dated 2nd March 2022 is permitted subject to the following:-

1. The development hereby permitted shall be completed within six months of the date of this decision notice.

Reason In order to ensure that the existing breaches are rectified in a timely manner in order to protect visual amenity and the character and appearance of the King Street Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policy TC3 of the Gravesham Local Plan First Review (1994).

2. The development hereby permitted shall be carried out in accordance with the following schedule of approved plans:

- Application form;
- Drawing no. 2211-PA-EL-01 Rev. A - Elevations: Proposed Alterations to Front Elevation;
- Drawing no. 2211-PA-EL-02 Rev. A - Elevations: Proposed Alterations to Front Elevation Behind Boundary Wall;
- Drawing no. 2211-PA-PL-00 - Plans: Basement Plan as Proposed;
- Drawing no. 2211-PA-PL-01 - Plans: Ground Floor Plan as Proposed;
- Drawing no. 2211-PA-PL-02 - Plans: First Floor Plans as Proposed; and
- Drawing no. 2211-PA-PL-03 - Plans: Second Floor Plan as Proposed.

Reason For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

3. No satellite antenna, apparatus, meter boxes, vents, flues or other external pipe work or plant/services, other than as shown in the approved plans, shall be erected or installed on the front exterior of the building as hereby permitted unless approved as required by any condition pursuant to this permission.

Reason In the interests of the visual amenity of the development and in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

4. The basement areas of the building as hereby permitted shall at all times comprise a bedroom and living room for each maisonette and shall not at any time be subdivided to form an additional bedroom.

Reason The provision of an additional bedroom accommodation would result in a poor standard of environment and unacceptable living conditions for the future occupants contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

5. Notwithstanding the details as shown in the approved plans, within six months of the date of this permission full details of the cycle storage in the rear amenity area shall be submitted to and approved in writing by the Local Planning Authority and together with the two bicycle spaces in the front garden (Sheffield Bicycle wall rails) shall be implemented as approved prior to first occupation of any of the maisonettes hereby permitted and the approved facilities shall be retained at all times following implementation.

Reason To encourage the use of a sustainable and environmentally acceptable mode of transport, and in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014).

6. The refuse/recycling storage facilities as shown on drawing no. 2211-PA-PL-01 shall be provided before the maisonettes hereby permitted are first occupied and shall thereafter be kept available for their approved purpose at all times.

Reason In order to ensure satisfactory provision of onsite storage for refuse/recycling facilities in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

7. Notwithstanding the details as shown in the approved plans, within six months of the date of this permission a soft landscaping scheme for the rear amenity space and the front garden planting strip shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. The approved scheme shall be carried out in full during the first available planting season following first occupation of any of the maisonettes hereby permitted. Any trees, plants or grassed areas that die, are damaged, removed or become diseased within five years from the date that the soft landscaping scheme is implemented, shall be replaced with a species of a similar size and species during the next available planting season.

Reason To ensure that the amenity space is planted and maintained in the long term in the interests of the amenity of the development and the wider area, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

8. Prior to the first occupation of any of the maisonettes hereby permitted the existing pavement vehicle crossover to Edwin Street shall be reinstated in accordance with the requirements and specification of Kent County Council as the local highway authority.

Reason In the interests of local visual amenity and pursuant to Policies CS19 and CS20 of the Gravesham Local Core Strategy (September 2014).

INFORMATIVES:-

1 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

2 BUILDING REGULATIONS AND PARTY WALL ACT

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

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 38 of the National Planning Policy Framework (NPPF) 2021, 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 KENT COUNTY COUNCIL HIGHWAYS AND TRANSPORTATION

It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Information about how to clarify the highway boundary can be found at <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

5 NAMING & NUMBERING

As a result of the changes to this property, it appears that a change has to be made to the national property gazetteer. It is a legal requirement that a property or premises is registered.

The Naming and Numbering Certificate, when issued, will reduce location or delivery problems via Royal Mail or other carriers, and importantly for the Police, Ambulance, and Fire & Rescue

services. Registration is also necessary to register to vote, for utility connections, and will avoid duplicate addresses.

The Naming and Numbering service is provided by the Borough Council. The on-line form is available at the Planning/House Numbering page of the council's web-site <http://www.gravesham.gov.uk/street-naming>. Please submit the application and the requisite fee in accordance with the guidance on the form.

6 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: 19 October 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

NOTIFICATION TO APPLICANT

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**

- 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.