

Application: 20250863

**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
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To: **Mr Malcolm Gray**
C/O Tom Ogden, Bloomfields Chartered Town Planners
Hillhurst Farm
Stone Street
Westenhanger
Hythe
CT21 4HU

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:

Gads Hill House School
Gravesend Road
Higham
Rochester
Kent
ME3 7PA

and being **Retention of the Hewlett Pavilion and ancillary buildings on a permanent basis with associated external alterations**. Your application dated 1st September 2025 is permitted subject to the following:-

1. The development hereby permitted shall be carried out in precise accordance with the following submitted plans and pursuant to any condition hereinafter contained:
 - o Application form;
 - o Drawing no. 5309/PL/100 Rev. A - Location Plan;
 - o Drawing no. 5309/PL/101 Rev. A - Block Plan;
 - o Drawing no. 5309/PL/110 - Existing Ground Floor & Roof Plan;
 - o Drawing no. 5309/PL/111 - Existing South Elevations;
 - o Drawing no. 5309/PL/112 - Existing West Elevation;
 - o Drawing no. 5309/PL/113 - Existing North Elevations;
 - o Drawing no. 5309/PL/114 - Existing East Elevations;
 - o Drawing no. 5309/PL/115 - Existing Section through pavilion;
 - o Drawing no. 5309/PL/120 - Proposed Ground Floor & Roof Plan;
 - o Drawing no. 5309/PL/121 - Proposed South Elevations;
 - o Drawing no. 5309/PL/122 - Proposed West Elevations;
 - o Drawing no. 5309/PL/123 - Proposed North Elevations;
 - o Drawing no. 5309/PL/124 - Proposed East Elevations;
 - o Drawing no. 5309/PL/125 - Proposed Section through pavilion;
 - o Revised Planning Statement;
 - o Revised Heritage Statement;
 - o Design & Access Statement;
 - o Landscape and Visual and Green Belt Assessment; and

o Drawing Register.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. Within six months of the date of this consent, details of the exact evergreen plant species to be used for the sedum roof together with a long-term maintenance programme for the sedum roof shall be submitted to and approved in writing. The sedum roof shall be installed in accordance with the approved details no later than 31 August 2027 and shall be maintained in accordance with the approved maintenance programme thereafter.

Reason: In order to protect the setting of the grade I listed Gads Hill House in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policy TC2 of the Gravesham Local Plan First Review (1994).

3. Within six months of the date of this consent, details of the external cladding including the material and the finish for the external walls of the Hewlett Pavillion along with a landscaping scheme to screen the external appearance of the Hewlett Pavillion building shall be submitted to and approved in writing by the Local Planning Authority. The planting should follow the line of the existing picket fence (north-eastern elevation) of the building and should take the form of a maintained privet or yew hedge which shall be grown and maintained to a height to conceal the external walls of the Hewlett Pavilion up to its eaves height. The approved timber cladding and landscaping scheme shall be carried out in accordance with the approved details no later than 31 August 2027 and shall be maintained thereafter.

Reason: In order to protect the setting of the grade I listed Gads Hill House in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 of the Gravesham Local Plan First Review (1994).

INFORMATIVES:-

1 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.

2 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.

3 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: 18 June 2026

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

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

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### 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.
- **For further information regarding Appeals and to make an application please click the relevant link:**  
<https://www.gov.uk/appeal-householder-planning-decision>  
<https://www.gov.uk/appeal-planning-decision>
- 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.