

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 21/05/2025 4:34 AM from [REDACTED]

Application Summary

Address:	The Peacock Public House 78 Peacock Street Gravesend Kent DA12 1EG
Proposal:	Change of use from Public House (sui generis) to Place of Worship or Religious Instruction (Class F1) at ground floor.
Case Officer:	Mrs Lisa Fisher

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Allens Mead Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer made comments in support of the Planning Application

Reasons for comment:

Comments:

I write in profound support of the proposed change of use for The Peacock Public House. This application reflects a pragmatic response to the broader challenges facing the pub industry, both nationally and locally, and seeks to repurpose a non-viable establishment into a facility that continues to serve the community.

The National Planning Policy Framework (NPPF), Paragraph 93, emphasises the importance of planning positively for community facilities, including public houses and places of worship. It also acknowledges the need to ensure that such facilities are viable and meet the current and future needs of the community.

Locally, the Gravesham Local Plan Core Strategy (2014) includes:

Policy CS10 (Physical and Social Infrastructure) - which supports the provision of community facilities that meet the needs of the borough's diverse population.

Policy CS01 (Sustainable Development) - which promotes the reuse of existing buildings and land, particularly where proposals enhance social inclusion and community well-being.

In this context, the proposed Place of Worship use represents a continued community use of the building and is supported by local demand. The proposal avoids the long-term vacancy and deterioration that could arise from the persistence of an unviable use.

Evidence submitted in support of this application indicates that The Peacock is no longer viable as a trading public house. This is consistent with wider trends. According to national data, nearly 300 pubs closed across England and Wales in 2024 alone, attributed to a combination of rising operating costs, changes in drinking habits, and broader economic pressures. These factors are well recognised in recent planning decisions and in government publications regarding community infrastructure.

Locally, the trend is reflected in the long-term closures of other establishments,

including:

The Crown & Thistle (Gravesend town centre), closed since 2015;

The Amazon and Tiger in Harvel, closed in 2021 despite being listed as an Asset of Community Value.

These examples demonstrate that the loss of pub facilities is not uncommon in Gravesham and can occur even where community value is acknowledged, particularly where financial viability cannot be sustained.

Repurposing the building as a Place of Worship aligns with the National Planning Policy Framework's encouragement of supporting community facilities that promote social cohesion and well-being.

This change of use will provide a valuable social asset for Gravesham. It promotes community development, supports cultural identity, and makes use of existing infrastructure to meet evolving local needs. It is a strong example of how adaptive reuse of underutilised buildings can contribute meaningfully to the social infrastructure and long-term sustainability of the borough.

The site benefits from good accessibility to nearby public car parks, including:

Milton Place Car Park (approx. 2-minute walk)

Gordon Road Car Park (approx. 4-minute walk)

Parrock Street Car Park (approx. 7-minute walk)

These car parks offer ample short-stay and long-stay capacity, particularly during evening and weekend hours when the place of worship is likely to be in use. Additionally, some on-street parking is available in the surrounding streets, subject to usual controls.

Kent County Council Highways and Transportation were consulted as part of the planning process and raised no objections to the proposal. This confirms that the proposed use does not present any unacceptable impacts in terms of traffic flow, road safety, or parking capacity.

In light of the site's central location, access to multiple public car parks, and confirmation from Kent Highways that no highways or parking issues have been identified, there is no evidence to suggest that the proposed use will result in undue pressure on local transport infrastructure. The development is fully compliant with local and national policy on access and sustainable transport.

Kind regards