



Planning Support Statement

on

Variation to Planning Condition No 6

To

Planning Application Ref: 20200131 Dated 5th May 2020

At

**Rose's Cakes Ltd
66 – 68 Singlewell Road
Gravesend
Kent
DA11 7PW**

For

**Mr Turan Karalas
C/O JMD Property Services
28 Sirdar Strand
Riveriew Park
Gravesend
Kent
DA12 4LP**

CONTENTS

	Contents	1
1	Introduction	2
2	Relevant Planning History	3
3	Planning Policy and Consideration	4
4	Scheme Proposals	6
5	Site and Surroundings	7
6	Highways & Street Parking	7
7	Highways Parking Assessment & Survey	9
8	Justification for the Variation of Condition No. 6	11
9	Summary	12
10	Conclusion	13
	Appendices	
Appendix A	Drawing – Location & Site Plans	
Appendix B	Change of Address Confirmation	

1 Introduction

The following report is designed to provide necessary and sufficient information for Planning Officers consideration to the application for the variation of condition No 6 – Opening Hours on Planning reference 20200131 dated 5th May 2020

1.2 Project Details

Project:

Name: Rose's Cakes Ltd
Nature: Variation on Planning condition No. 6
Location: 66 – 68 Singlewell Road
Gravesend
Kent
DA11 7PW

Client:

Name: Mr Turan Karalas
Address: C/O JMD Property Services
28 Sirdar Strand
Riverview Park
Gravesend
Kent
DA12 4LP

Agent Details:

Name: JMD Property Services
Address: 28 Sirdar Strand, Riverview Park, Gravesend, Kent, DA12 4LP
Contact: Michael Burden
Telephone: 01474 740299
Email: info@jmdd.co.uk

1.3 Site / Existing Building

THE SITE Description:

Commercial property within a residential area with local shops and businesses

EXISTING BUILDINGS ON / ADJACENT THE SITE:

Residential area with commercial interests close by (local shops and businesses)

ACCESS TO THE SITE:

Access to the site will be via the front (main) elevation on the public highway.

PARKING:

On the public highway / designated areas

SURROUNDING LAND / BUILDING USES

Surrounding land: Residential, with local shops / businesses

Building use: Commercial

1.4 Overview of Proposed Development

The proposal aims to extend the bakery's operating hours by 2.5 hours, from 6:30pm to 9:00pm, in accordance with the changing demands of the local community, while preserving the existing design, character, and appearance.

1.5 Purpose of the Report

Purpose of the planning support statement is to:

- 1 Enhance business prospects for existing and future owners.
- 2 Identify and address concerns / objections raised
- 3 Justify approval for the variation to condition No 6 – Opening Hours

2 Relevant Planning History

2.1 Previous Application Details

Application	Description	Status	Date
20211040	Variation of Condition 6 – Opening Hours	Withdrawn	11.09.2021
20210452	Installation of cycle parking	Permitted	16.08.2021
20200131	Works to refurbish and subdivide the existing ground floor A1 unit to form part change of use to A5 (Hot Food Takeaway) and remaining unit to A1 / A2 accommodation including changes to the existing front and hard standing	Permitted	5.04.2020
20190695	Works to refurbish and subdivide the existing ground floor A1 unit to form part change of use to A5 (Hot Food Takeaway) and remaining unit to A1 / A2 accommodation including changes to the existing front and hard standing	Refused & Dismissed at Appeal	13.09.2019
2018021	Works to refurbish and subdivide the existing ground floor A1 unit to form part change of use to A5 (Hot Food Takeaway) and remaining unit to A1 / A2 accommodation including changes to the existing front and hard standing	Refused & Dismissed at Appeal	31.08.2018
20170983	Conversion of the former A2 Motorcycle Centre to form 2no. shop units incorporating alterations to existing shop front.	Permitted	Sept. 2017
20160702	Conversion of the former A2 Motorcycle showroom with associated workshop and MOT bay.	Permitted	July 2016

NOTE:

- 1 This application for the variation of condition No 6 – Opening Hours relates to the planning permission granted under 20200131 for 66 to 68 Singlewell Road.
- 2 However, following the units division into three individual units inclusive, this application specifically addresses the operating hours of the bakery situated at Rose's Cakes Ltd, 1B Cross Lane East. Change of address detail confirmed by GBC on 2.11.2022 – after approval for planning reference 20200131

2.2 Previous Refused Applications

Overview

From reading past Delegated Reports, it would not be unreasonable to conclude that the concerns / objection raised falls into 3 main categories, namely:

1. Parking and highway issues
2. Failing to safeguard the amenity of future occupants and neighbouring properties
3. Design and impact on the street scene.

Planning Inspection only dismissed appeals on **highway grounds – item 1**

3 Planning Policy and Consideration

3.1 Development Plan & Planning Policies

In preparation of this application several policy matters were reviewed and considered.

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS08 – Retail, Leisure and the Hierarchy of Centres
- CS11 – Transport
- CS19 – Design & Development Principles

Gravesham Local Plan: First Review (1994) saved policies

- S7 – Hot food Shops and Restaurants and other A3 uses
- P3 – Vehicle Parking Standards

Other material considerations

- National Planning Policy Framework (2023)
- Section 2 – Achieving sustainable development
- Section 7 – Ensuring the vitality of town centres
- Section 9 – Promoting healthy and safe communities
- Section 12 – Achieving well-designed places Supplementary Planning guidance

Supplementary Planning Guidance 4 (2006)

- SPG 4 - KCC Parking Standards (2006)

Within Gravesham, Local Centers form a key part of the retail hierarchy enabling local communities to meet their everyday needs. This policy has been adopted in order to promote and retain local services within easy reach of residential areas. In this instance the proposed site lies within the service range of a substantial residential hub within the Singlewell and Woodlands Ward.

Policy 80 of the National Planning Policy Framework stipulates that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. challenges of the future.

Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

The approach taken should allow each area to build on its strengths, counter any weaknesses and address the

3.2 Impact on the Amenity

Appeal statements with reference to previous change of use application:

Appeal Ref: APP/K2230/W/18/3219116 – Case Officers Comments:

8. *However, as the opening hours would be limited to no later than 2200 hours in the evening I am satisfied that any extra noise resulting from the appeal proposal would **not cause** undue levels of harm to the living conditions of occupiers of nearby dwellings.*

Appeal Ref: APP/K2230/W/18/3219116 – Case Officers Comments:

10. *I am therefore satisfied that the waste storage facilities would **not give rise** to levels of noise or odours that would be harmful to the living conditions of the occupiers of the residential accommodation on the upper floors.*

Appeal Ref: APP/K2230/W/18/3219116 – Case Officers Comments:

13. *I conclude that the proposal would **not result** in unacceptable effects on the character and appearance of the street scene.*

It therefore accords with part (ii) of LPFR Policy S7 which seeks to ensure that proposals for hot food takeaway outlets do not have a detrimental effect on the amenity of any nearby residential accommodation. There is also compliance with CS Policy CS19 in this particular respect.

The above comments were also acknowledged by the Local Planning Authority, with the case officer permitting Planning Ref No.20200131 for the change of use.

There are no physical changes proposed to the building internally or externally, the alterations are to the opening hours only.

The bakery aims to diversify the local residential amenity, with the hours of use for the bakery closing at 9:00 pm.

These hours are less to those seen at the other retail units nearby and would prevent disturbance arising from noise and general activities at unreasonable hours.

The first floor flat above the premises faces Singlewell Road and Local Residents of Cross Lane East who currently experience some degree of disturbance by virtue of their outlook onto the shopping parade, with its associated traffic and pedestrian activity, and also from the local roads; the bakery still lies within an established area of commercial activity.

Given the level of activity within the vicinity of the site associated with both passing traffic and the nearby supermarkets/off licenses, the noise and disturbance associated with the proposed operating hours will not have an unacceptable adverse effect upon the residential amenity of nearby residents.

In relation to antisocial behavior and noise, there is no significant evidence that the bakery has or is particularly likely to lead to increased littering, loitering, noise or other antisocial behavior, which was also supported at both appeals, furthermore a management strategy will be put in place during opening hours to mitigate any such risk.

The application site is surrounded by mixed commercial and residential properties, the only residential unit immediately impacted by this application is above the premises and in the same ownership. It is in direct interest to protect this amenity from noise and odour to retain a viable residential and economic use.

4 Scheme Proposals

4.1 Proposals

The modification to Condition No.6 (Planning Ref No. 20200131) regarding permitted operating hours is proposed is an additional 2.5 hours in the evening.

The site is located within a designated center with mix of uses where later opening business premises is expected

The suggested opening hours for the bakery situated within a mixed-use designated center would extend by 2.5 hours daily compared to the current allowance.

4.2 Operations and Employment

Class Sui generis (Previously Class A5 – Bakery)

Employment: 2 persons (no change)

Opening Hours			
Day	Existing	Proposed	Difference
Monday	8:00 am – 6:30 pm	8:00 am – 9:00 pm	+2.5 hours
Tuesday	8:00 am – 6:30 pm	8:00 am – 9:00 pm	+2.5 hours
Wednesday	8:00 am – 6:30 pm	8:00 am – 9:00 pm	+2.5 hours
Thursday	8:00 am – 6:30 pm	8:00 am – 9:00 pm	+2.5 hours
Friday	8:00 am – 6:30 pm	8:00 am – 9:00 pm	+2.5 hours
Saturday	8:00 am – 6:30 pm	8:00 am – 9:00 pm	+2.5 hours
Sunday	8:00 am – 6:30 pm	8:00 am – 9:00 pm	+2.5 hours

5 Site and Surroundings

5.1 Site Description

The site is situated within an established designated Local Retail Centre characterized by mixed uses, where the expectation of later opening business premises is outlined in the section of the Local Plan Core Strategy.

This location boasts high accessibility, being within easy walking distance of Gravesend Town Centre, merely a short 12-minute walk away.

The area also sees a significant presence of cyclists, likely due to the nearby Cyclopark, offering world-class facilities just 5 minutes away by bike, as well as Woodlands Recreational Park and a Golf Club, each a 5-minute walk away.

Cross Lane East at Echo Square end is one way only and not accessible to through traffic. Singlewell Road North & South and Cross Lane East & West are not classified as A or B Roads, unlike Wrotham Road (A227) and Old Road East & West (B261), which cater to main traffic to and from Gravesend Town Centre.

The bakery presents a sustainable business, supported by parking time restrictions in the immediate vicinity and foot traffic to the area. Its primary clientele is those within walking distance, which is typical for such establishments.

An examination of other evening time uses within the Local Centre reveals that retail units in the shopping area are permitted to operate later than the proposed hours for the application site.

Here are examples of retail units in the Local Centre (comprising approximately 55% of the total), with operating hours extending past 6:30 pm. Many of these units are located within 20m to 100m distance from the application site, with several operating beyond the proposed hours for this outlet. Notably, three retail units hold licenses from GBC allowing the sale of alcohol until 11:00 pm.

Local Retail Units Opening Hours				
No	Retail Name	Open	Closed (Latest)	Difference
1	Riya Minimart (Lime)	7:00 am	11:00 pm	+ 2:00 hrs
2	Singlewell Food & Wine	8:00 am	10.30 pm	+ 1.30 hrs
3	Lavish Hair Saloon	9:00 am	10.00 pm	+ 1.00 hrs
4	Kent Vape Shop	8:00 am	10.00 pm	+ 1.00 hrs
5	Trokes News	6:30 am	9.30 pm	+ 0.30 hrs
6	Body 1 st Studios	9:00 am	9.00 pm	Same
7	Gill Barbers	9:00am	9.00 pm	Same

6 Highways and Street Parking.

6.1 Context

It is imperative to acknowledge that the food industry has been evolving steadily over the years. However, the onset of the Covid-19 pandemic has significantly amplified this evolution, accelerating the pace of change. Numerous shifts, notably the surge in home deliveries accounting for 70-80% of orders on average, are likely to persist due to their widespread popularity. The contemporary business landscape now plays a crucial role in the local community, offering customers the convenience of browsing an online menu, placing orders, and making payments directly from their mobile devices.

1. The site is approx. 30 meters from its junction with Singlewell Road and lies within the local policy Retail Designated Area with the character of the surrounding area being mixed
2. Specific parking protection has been provided and is within the use class common to such facilities, the site is served by a series of time restricted parking bays and vast lengths of unrestricted on street parking all within 100 meters of the unit
3. With the already imposed condition of a non-delivery service for this premises, it should be considered parking demand would therefore be dispersed, having a limited and diluted impact on local roads, largely after rush hour when traffic levels would be reduced
4. Information from existing establishments show that there are significantly differing patterns of operation depending on location. In a suburban situation such as this, there are three peak times of trading: morning (8:00-9:30am), lunchtime (12:00-1:30pm) and the other early evening (5:00-7:00pm). Accordingly, it was decided to survey the areas outside of the already permitted operating hours from 6:30pm and 9:00pm. The data was gathered on a Thursday, Friday and Saturday.
5. The Parking Survey has been carried out in line with previously agreed parameters and evidences that there is not an acute parking issue and that a satisfactory standard of servicing and parking is available for those who elect travel by car, it can be concluded that the variation does NOT cause a significant risk to highway safety, with adequate parking for customers between 6:30pm to 9:00pm, throughout the week and the perceived busiest days of Thur, Fri and Sat for the bakery service.
6. It is noted that there were two slight accidents in the immediate area to the property (www.crashmap.co.uk), but no other incidents have been recorded in the last five years. Looking further back there was no serious or fatal accidents over the last twenty years, so overall there is nothing to suggest the highway directly opposite the unit is a dangerous location
7. In terms of inconsiderate or dangerous parking, this is unfortunate, however I do not consider that this could necessarily be linked to extended opening hours. Motorists should comply with traffic regulations in regard to this and infringements are for the GBC Parking Enforcement Officers who regularly patrol locally and work 7 days a week in the borough to enforce (formally confirmed)

By means of further mitigation reference impact on the highway, a scheme has been approved for the installation of off street Cycle Parking (Ref No. 20210452)

With the increase in demand for deliveries, the amount of actual vehicular traffic associated with customers is reduced. The numbers of people driving to the site to collect their own food is further limited by the way in which the orders are only accepted according to the cooking capacity available when the telephone or online order is made. It should not therefore be visualised that large numbers of cars will descend on the bakery at any one time.

recognizing recognising colour recognizing or recognising

7 Highways Parking Assessment & Survey

7.1 Methodology

Observations were conducted on-site at 15-minute intervals from 6:30 pm to 9:00 pm on three consecutive days: Thursday 29th February, Friday 1st March and Saturday 2nd March 2024. The surveys documented the number of parking spaces available during these times.

The below survey methodology was employed:

- Days of survey Thursday, Friday and Saturday
- Between the hours of the proposed new closing time
- Maximum distance of 100 metres from premises
- Including time-controlled parking bays and unrestricted on street parking
- Carried out at 15-minute intervals
- Spacing of 6 metre gaps for kerb side parking
- Does not coincide with any school holiday or bank holiday weekend period
- Spaces for available parking do not include dropped kerbs for pedestrian or vehicles

7.2 Survey Results

Ledger

Z = Zone

AS = Available Spaces

Table 1 – Zone Allocation				
Z	Area	Limitations	Within 100 m	AS
1	Cross Lane East	Timed bays 8.00 am to 6.30 pm (30 minute stay)	Yes	4
2	Cross Lane West		Yes	5
3	Singlewell Road (North)		Yes	3
4	Singlewell Road (South)		Yes	5
5	Cross Lane East	Unrestricted	Yes	28
6	Singlewell Road (South)		Yes	5
7	Portland Avenue	Unrestricted (Exc. 1-2 pm)	Yes	23
8	Leigh Road		Yes	11

Table 2 – Survey Day 1 – Thursday 29 th February 2024: Results												
Z	AS	Unoccupied Spaces (PM)										
		6.30	6.45	7.00	7.15	7.30	7.45	8.00	8.15	8.30	8.45	9.00
1	4	2	3	3	3	3	3	4	1	1	3	3
2	5	4	5	2	4	2	1	4	5	3	3	4
3	3	2	3	3	1	2	2	2	3	2	0	0
4	5	2	5	4	4	5	5	4	4	5	3	1
5	28	10	10	8	8	7	6	6	5	4	4	3
6	5	4	1	4	2	2	2	1	4	5	1	2
7	23	15	14	15	15	12	12	11	8	7	7	6
8	11	9	9	6	7	7	5	4	6	6	4	2

Table 3 – Survey Date 2 – Friday 1st Match 2024: Results												
Z	AS	Unoccupied Spaces (PM)										
		6.30	6.45	7.00	7.15	7.30	7.45	8.00	8.15	8.30	8.45	9.00
1	4	4	3	1	2	4	2	2	3	3	2	3
2	5	4	4	3	5	4	2	1	3	4	5	4
3	3	1	3	3	1	1	1	2	1	2	3	2
4	5	3	4	3	1	1	4	2	5	1	0	3
5	28	12	8	6	5	5	6	6	6	5	5	3
6	5	1	5	1	2	2	2	3	1	2	3	5
7	23	9	9	4	4	4	5	5	7	7	4	4
8	11	4	6	6	7	5	4	5	5	5	4	2

Table 4 – Survey Day 3 – Saturday 2nd March 2024: Results												
Z	AS	Unoccupied Spaces (PM)										
		6.30	6.45	7.00	7.15	7.30	7.45	8.00	8.15	8.30	8.45	9.00
1	4	1	3	4	2	4	4	3	4	0	4	4
2	5	3	5	5	3	1	1	2	4	1	5	4
3	3	1	3	1	1	3	2	2	0	3	1	1
4	5	2	3	2	5	2	2	4	2	5	2	0
5	28	19	18	18	15	10	8	8	8	5	5	5
6	5	4	4	3	3	5	2	4	5	2	2	0
7	23	21	19	19	15	14	9	9	2	3	5	6
8	11	10	5	6	7	10	2	7	8	7	4	4

7.3 Survey Assessment

After conducting a comprehensive evaluation, the bakery has carefully analysed the potential ramifications of extending its operating hours to better serve the nearby community.

This assessment placed a significant emphasis on evaluating the impact on traffic flow and parking availability.

.1 Traffic Flow Assessment:

The bakery anticipates a minimal increase in customer traffic, primarily consisting of local residents, resulting in minimal disruptions to the existing traffic flow.

With the majority of customers residing nearby, vehicular movements from distant areas are expected to be limited, allowing the current road infrastructure to efficiently manage the anticipated rise in traffic without causing significant congestion or inconvenience.

.2 Parking Availability:

Through a detailed examination of the existing parking facilities, including the timed bays situated in front of the bakery, coupled with an analysis of the localised customer base, the bakery has confidently determined that the current parking capacity exceeds the expected demand during the extended hours of operation.

Moreover, the proximity of residential areas encourages alternative modes of transportation such as walking or cycling, further alleviating any potential strain on parking availability.

.3 Collaboration with Local Authorities:

Recognizing the importance of proactive engagement with local parking enforcement authorities, the bakery has forged cooperation aimed at swiftly addressing any unforeseen traffic issues that may arise.

By working closely with these authorities, the bakery remains committed to ensuring smooth traffic flow, particularly during peak evening hours, thereby enhancing overall accessibility and convenience for both customers and residents alike.

.4 Promotion of Off-Peak Hours:

In addition to extending its operating hours, the bakery has embarked on a series of proactive initiatives aimed at promoting off-peak hours, particularly among the local community.

By incentivising visits during quieter periods through special promotions and discounts, the bakery seeks to evenly distribute customer traffic throughout the day, thereby minimising congestion during peak hours.

.5 Confident in the Assessment:

With every aspect meticulously considered and proactive measures firmly in place, the bakery stands confident in its ability to seamlessly integrate extended operating hours into its existing operations.

By achieving this, the bakery not only meets the evolving needs of the community but also reinforces its commitment to providing exceptional service and support to its customers.

This commitment not only enhances the overall customer experience but also contributes to the vibrancy of the local centre.

8 Justification for the Variation of Condition No. 6

8.1 Benefits to the Local Community and Centre:

Extending operating hours promotes greater accessibility for residents, offering more flexibility for those who may work late or have commitments during typical business hours.

This enhanced accessibility contributes positively to the well-being of the community by providing convenient access to essential goods and services.

Additionally, offering freshly baked goods during the dining eat time adds to healthy eating options, supporting residents in making nutritious choices throughout the day.

8.2 Alignment with Council Objectives:

In line with the council's objectives of promoting well-being and economic growth, extending the bakery's hours encourages off-peak visits, distributing customer traffic more evenly throughout the day.

This approach not only supports the sustainability of the bakery's growth but also contributes to the overall vitality of the local economy.

8.3 Consistency with Other Local Businesses:

Aligning the bakery's hours with neighbouring businesses in the Local Centre promotes consistency and community cohesion.

A survey of Local Centre evening activities indicates retail shops (within 100 metres from the premises) often operate later than proposed for the bakery.

Approximately 55% of nearby retail units extend hours past 6:30 pm, some exceeding proposed bakery hours. Notably, three units have GBC licenses allowing alcohol sales until 11:00 pm.

8.4 Impact on Traffic and Parking:

Thorough examination via a parking survey conclusively demonstrates that the proposed extension will exert minimal influence on both traffic patterns and parking availability in the nearby area.

This assurance ensures smooth traffic circulation and abundant parking options, effectively dispelling worries regarding congestion or inconvenience. Furthermore, accessing this parade is convenient whether on foot, bicycle, or bus, especially given that 90% of attendees are residents residing near the bakery.

8.5 Mitigation Measures:

To mitigate any potential concerns, the bakery has devised several measures. These include coordinating with local authorities for waste management during later hours, and actively promoting sustainable transportation options for customers to reduce reliance on private vehicles.

Furthermore, the bakery has implemented soundproofing measures to ensure that residents living above the bakery are not adversely affected by noise disturbances during the extended operating hours.

Additionally, efforts are made to maintain cleanliness and minimise any potential odours to preserve the quality of life for residents in the vicinity.

8.6 Additional Material Consideration

As each application is unique but the granting of planning permission for Number 3 Echo Square, with extended operating hours until 11:00 pm, underscores the consideration given to businesses in accommodating the needs of the community.

This acknowledgment reinforces the interconnected nature of planning decisions and underscores the relevance of past precedents in informing present applications, especially considering the proximity and recency of the decision.

9 Summary

We would suggest that this Planning Support Statement has demonstrated:

- Examination of other evening activities within the Local Centre reveals that Retail Units in the shopping area are permitted to operate later than the proposed hours for the bakery. However, the suggested closing time of 9:00 pm, which is earlier than neighboring establishments such as the Local Supermarket, Off License, and Newsagent (all within 20m to 35m from the takeaway), doesn't seem unreasonable. These nearby outlets cater to short trips and close at 9:30 pm, 10:30 pm, and 11:00 pm, respectively.

- With regards to the initial change of use, the appeal case officer was satisfied that any additional noise from the proposal would not unduly disrupt the nearby residents' living conditions before 10:00 pm.
- The increase in delivery orders, constituting 70-80% of takeaway transactions on average, indicates a decline in customer vehicular traffic and short trip visits to such premises.
- Compared to the current situation, the extension of evening hours won't significantly impact highway safety or parking availability in the vicinity.
- The parking survey, conducted in accordance with parameters previously agreed and confirms that parking up to 9:00 pm is satisfactory.
- The proposed extension of hours aligns with the economic activity typical of the designated Local Retail Centre, as outlined in Gravesham LPA Policies Map.
- This facility within this location serves the community's sustainability goals by enhancing local accessibility for residents and accommodating the growing number of homeworkers and remote workers, thus reducing the need for travel.

10 Conclusion

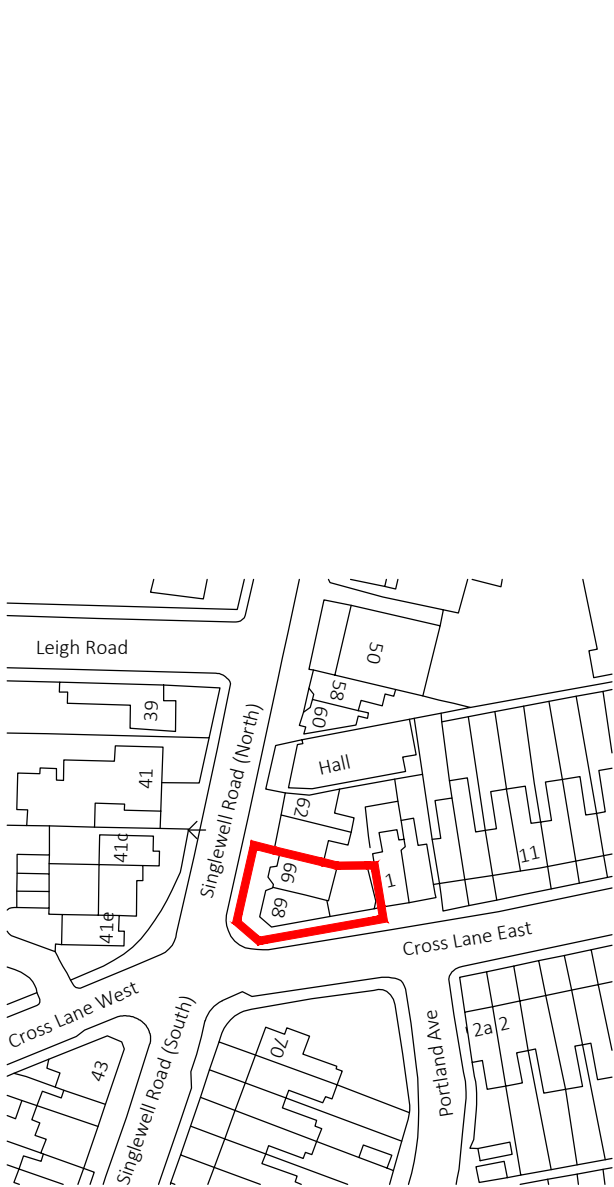
Extending the bakery's opening hours by 2.5 hours presents a compelling case that aligns with the interests of the local community, addresses potential concerns regarding traffic and parking, and supports the council's objectives of promoting well-being and economic growth.

The Variation of Condition No. 6, with an adjustment of 2.5 hours, will bolster the viability of the business, aligning with the evolving trends in this sector.

Therefore, I would humbly ask that the matters be considered not by assertion of historic generalised assumption or non-evidenced likelihood's and where appropriate the proposals be looked at in the wider context of the modern take-a-way and in the light of the fundamentally changing world we now live in and will do so from now on. and that the variation to condition No 6 to planning application 20200131 dated 5th May 2020 is permitted by recognizing its positive impact on both the bakery and the broader community.

Variation to condition No 6 to planning application 20200131 dated 5th May 2020 is is not considered to be unreasonable and by recognizing its positive impact on both the bakery will boost and the broader community, therefore we strongly recommend approval of this application.

Additionally, the proposed extension of hours is not unreasonable, especially noting that the Government is encouraging extended hours for businesses such as this given the current economic climate.



LOCATION PLAN - Scale 1:1250



SITE PLAN: Scale 1:500

LEDGER

- 1

=

Rose's Bakery Ltd
1b Cross Lane East
Extent of highways Parking Survey
- 2

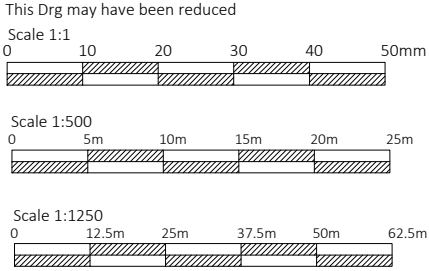
=

Restricted parking in front bakery

Do not scale this drawing

All dimension must be checked on site before fabrication / construction

Material & workmanship to be to the best of their respective kind and in accordance with current British and European Standards & Codes of Practice, Statutory Authority & Manufacturers recommendations / specification



Notes / Ledger

J M D
Property Services

28 Sirdar Strand
Riverview Park
Gravesend
Kent.
DA12 4LP
t : 01474 740299
e: info@jmdd.co.uk

Client / Location

Rose's Cake Ltd
66-68 Singlewell Road
Gravesend
Kent
DA11 7PW

Job Title

Variation on Planning Condition No. 6

Drawing Title

Location & Site Plan

Scale	Date
1:1250 & 500 @ A3	March - 2024

Designed by	Drawn by	Checked by	Approved by
MB	MB	Client (CL)	Client

Drawing No.	Revision
JMD-1224-B-010	P1

Status

Planning Issue

File Ref: JMD-1224-E-01Drawings-02

From: snn <snn@gravesham.gov.uk>

Sent: Wednesday, November 2, 2022 10:05 am

To: [REDACTED]

Subject: RE: Gravesham Borough Council - Payment Receipt for SN20220035 - 18 Cross Lane East

Good morning

I confirm that your address has been activated on the Gazetteer. Royal Mail have also been informed.

Thank you for letting me know.

Kind regards
Claire

Claire Hall
LLPG/Street Naming & Numbering Officer
Gravesham Borough Council
Tel: 01474 33 74 17
snn@gravesham.gov.uk

I am currently working from home but please contact me in the first instance by email (snn@gravesham.gov.uk) and I will reply to you as soon as possible.

For any other matters, most business can be conducted with us via www.gravesham.gov.uk. If you cannot find the service you require, please call 01474 337000.



This Email, and any attachments, may contain Protected or Restricted information and is intended solely for the individual to whom it is addressed. It may contain sensitive or protectively marked material and should be handled accordingly.

Nothing in this email message amounts to a contractual or other legal commitment on the part of Gravesham Borough Council. If this Email has been misdirected, please notify the author immediately. If you are not the intended recipient you must not disclose, distribute, copy, print or rely on any of the information contained in it or attached, and all copies must be deleted immediately.

Whilst we take reasonable steps to try to identify any software viruses, any attachments to this Email may nevertheless contain viruses which our anti-virus software has failed to identify. You should therefore carry out your own anti-virus checks before opening any documents. Gravesham Borough Council will not accept any liability for damage caused by computer viruses emanating from any attachment or other document supplied with this e-mail.

All Gravesham Borough Council and PSN traffic may be subject to recording and / or monitoring in accordance with relevant legislation.