



Application: 20250111

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

**APPROVAL OF A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING
PERMISSION**

To: **Mr and Mrs S. Phagura
C/O Mr Steve Baker, Steve Baker Architect
78 Pound Road
East Peckham
Tonbridge
Kent
TN12 5BJ**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, **HAS APPROVED** detailed plan and particulars submitted on 10th February 2025 as a non-material amendment to the Notification of Grant of Planning Permission reference 20240775 to Develop Land dated 22 November 2024 in respect of:-

Demolition of the existing two-storey three-bedroom dwelling and the erection of a two-storey four-bedroom detached self-build dwelling, associated hard and soft landscaping, and car parking.

at **Westside
Wrotham Road
Meopham
Gravesend
Kent
DA13 0HW**

and being **Application for a non-material amendment to planning permission reference number 20240775 to allow changes to approved plans of driveway finish, additional rooflight, relocation of a window, additional bay window, revised fenestration and changes to internal layout.**

Subject to the conditions specified hereunder:-

Your attention is drawn to the following informatives

INFORMATIVES:-

1 EXTENT OF THE APPROVAL

Pursuant to the procedure introduced under S.96A of the Town and Country Planning Act 1990 the Local Planning Authority has determined that the amendment to the planning permission granted under reference 20240775 (being for the demolition of the existing two-storey three-bedroom dwelling and the erection of a two-storey four-bedroom detached self-build dwelling, associated hard and soft landscaping, and car parking); to allow for minor alterations to approved plans of driveway finish, additional rooflight, relocation of a window, additional bay window, revised fenestration and changes to internal layout, would constitute non-material amendments such that a separate planning application for the changes would not be required.

This decision notice should be read in conjunction with the original planning permission reference 20240775, permitted by the Local Planning Authority on 22 November 2024, and has the effect of the above alterations only.

For the avoidance of doubt the approval does not amend any other part of the planning permission.

2 STATUS OF SUBMITTED PLANS AND DOCUMENTS

For the avoidance of doubt the approved documents and drawings of this 20250111 non-material amendment application are:

Planning Application Form;
Drawing No. 1101 Rev G - Proposed Site Block Plan;
Drawing No. 1110 Rev G - Proposed Ground Floor Plan;
Drawing No. 1111 Rev G - Proposed First Floor Plan;
Drawing No. 1112 Rev G - Proposed Loft Plan;
Drawing No. 1113 Rev G - Proposed Roof Plan;
Drawing No. 1120 Rev G - Proposed Section AA;
Drawing No. 1121 - Proposed Section BB;
Drawing No. 1130 Rev G - Proposed North Elevation;
Drawing No. 1131 Rev A - Proposed East Elevation;
Drawing No. 1131 Rev G - Proposed South Elevation;
Drawing No. 1133 Rev A - Proposed West Elevation; and
Covering Letter.

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 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.

Dated: 10 March 2025

**Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU**

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

Your attention is drawn to the following notes.

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### **NOTES:**

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (Development Management Procedure) (England) Order 2015 and does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite.

### **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](mailto:enquiries@pins.gsi.gov.uk) or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).
- 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.**