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Gravesham Borough Council
Planning Department
Civic Centre,
Windmill Street
Gravesend,
Kent,
DA12 1AU

Our ref: MG/JP/15131
7th January 2022

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015 (AS AMENDED)
APPLICATION UNDER SCHEDULE 2, PART 20 - CLASS A - NEW DWELLINGHOUSES ON
DETACHED BLOCKS OF FLATS**

This letter has been submitted on behalf of our client, Billings Group, in support of an application for prior approval under Part 20, Class A of the General Permitted Development Order (GPDO) for the construction of one additional storey of new dwellinghouses above the existing topmost residential storey on a purpose-built, detached block of flats, together with any or all of the engineering operations and works reasonably necessary for the purpose of that construction as listed in paragraphs A.(a) to A.(d) at Lapis Court, Lapis Close, Gravesend, DA12 4UF.

It is important that this application is assessed alongside that of a full planning application for further parking at the site, which has been submitted under a separate cover.

This proposal has been assessed against the relevant criteria contained within Part 20, Class A and is seeking determination if prior approval of the local authority will be required for the proposed development as per the requirements of part A.2(1) of Class A. This application also satisfies the relevant requirements set out in Paragraph B of Part 20 for Class A.

This application comprises the following documents and plans:

Document:	Reference	Author:
Cover letter	MG/JP/15131	DHA
Application Form		DHA
Site Location Plan	DHA/14898/01	DHA UD
Existing Site Layout Plan	DHA/14898/02	DHA UD
Existing Ground Floor Plan	DHA/14898/03	DHA UD
Existing First Floor Plan	DHA/14898/04	DHA UD
Existing Second Floor Plan	DHA/14898/05	DHA UD
Existing Elevations	DHA/14898/06	DHA UD

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Existing Elevations	DHA/14898/07	DHA UD
Proposed Site Layout Plan	DHA/14898/11	DHA UD
Proposed Ground Floor Plans	DHA/14898/12	DHA UD
Proposed First Floor Plans	DHA/14898/13	DHA UD
Proposed Second Floor Plans	DHA/14898/14	DHA UD
Proposed Third Floor Plans	DHA/14898/15	DHA UD
Proposed Elevations	DHA/14898/16	DHA UD
Proposed Elevations	DHA/14898/17	DHA UD
Contamination Report	GS-8375497	Groundsure

Table 1: Application documents.

The Site

The site is an existing three storey, detached block of 36 flats located at Lapis Close in the area of Chalk, 3km south east of Gravesend town centre. It is located within the urban area and settlement boundary of Chalk.



Figure 1: Aerial view of site location.

Planning History

There is a limited planning history for the site as set out below:

Reference	Description	Status
19920687	Construction of a pitched roof over the existing flat roofed blocks to provide 4 no. one bedroom and 2 no. two bedroom	Refused 20 th Jan 1993

	self-contained flats in the roof space and laying out of 25 no. car parking spaces at the rear.		
19910663	Construction of a pitched roof over the existing flat roofed blocks to provide 4 no. one-bedroom and 2 no. two-bedroom self-contained flats in the roof space and laying out of 23 no car parking spaces at the rear.	Refused	21 st Nov 1991
19900562	Construction of pitched roofs over the existing three flat roofed blocks.	Permitted	11 th Sept 1990

Despite receiving planning permission, the development proposed in the above planning history was not implemented.

Proposed Development

The description of development for the proposed prior approval application is as follows:

"Upward extension of existing block of flats through the construction of an additional storey, to provide 12 flats along with necessary ancillary works."

The proposed development relates to the upwards extension of an existing block of flats to provide a single additional storey, resulting in a four-storey building of flats to provide 12 additional residential units. Currently, the site comprises of 36 flats. The proposed development would add a further twelve flats across the additional storey, comprising six 1-bed flats and six 2-bed flats.

The proposed development also includes the provision of two new circulation cores housing stairs, and are located on the northern elevations of both the two smaller blocks and an external walkway along the northern elevations of the main block and the western and eastern elevations of the two smaller eastern and western blocks respectively. These levels of works are permitted under Part A(c) which allows for works for the construction of appropriate and safe access to and egress to the new and existing dwellinghouses, including means of escape from fire, via additional external doors or external staircases.

Information in Reference to Class AA Part 1 – Development not Permitted

Part 1 of Class A lists a number of criteria where Class A does not apply. These are addressed in turn below:

- a) – It is confirmed that permission to use the building as a dwellinghouse has not been granted by virtue of Class M, N, O, P, PA or Q of Part 3 of Schedule 2 (changes of use) of the GPDO;
- b) – The part of the building being extended is not less than three storeys above ground level;
- c) – The building was constructed after 1st July 1948 but before 5th March 2018 as confirmed by the planning history;

- d) – The additional storeys are located on the principal part of the building;
- e) – The additional storeys do not exceed a floor to ceiling height of 3m when measured internally or the floor to ceiling height of any storey of the principal part of the existing building, when measured internally;
- f) – the proposed dwellings will all be flats;
- g) – the height of the highest part of the roof of the extended building would not exceed the height of the highest part of the roof of the existing building by more than 7m;
- h) – the height of the highest part of the roof of the extended building (not including plant) is not greater than 30 metres;
- i) – the development would not include the provision of visible support structures on or attached to the exterior of the building upon completion;
- j) – the proposed development would not consist of engineering works other works within the existing curtilage of the building to strengthen the existing walls, foundations or to install or replace water, drainage, electricity, gas or other services;
- k) – the existing building does not contain existing plant on the roof and the proposed development does not include plant on the new roof;
- l) – no replacement or additional plant is proposed on the roof;
- m) – development under Class A.(c) would not extend beyond the curtilage of the existing building and seeks to extend upwards the existing development as allowed under Class A.(c);
- n) – no additional development under class A.(d) is proposed as part of this application. An additional 9 parking spaces and are being proposed concurrently under a separate full application and please refer to that application for further details.
- o) – It is confirmed that the site is not located or forms part of article 2(3) land, a SSSI, a listed building or land within its curtilage, scheduled monument or land within its curtilage, a safety hazard area, a military explosive storage area or within 3km of the perimeter of an aerodrome.

The proposed development therefore complies with AA.1 of Class AA

Information in Reference to A.2 – Conditions

A.2 of Class A sets out a number of conditions and areas where a developer should apply to a local authority to establish whether prior approval will be required. These are addressed in turn below:

- **1(a) Transport and Highways** – Access to the site is achieved directly from the Orlick Road / Lapis Close priority junction. The junction allows for two-way vehicle movements and provides access to the front parking court. Lapis Close is a 30mph no-through road and there is sufficient visibility in both directions in accordance with Manual for Streets guidance.

On assessment of the national TRICS trip rate database, it has been identified that the 12 proposed residential units would generate approximately three vehicle trips in both the weekday AM peak hour (08:00-09:00) and PM peak hour (17:00-18:00), and a total of 28 trips across during the 12-hour day (07:00-19:00). Given this low level of trip generation, it is not considered that the proposals will have material impact on the operation of the local highway network.

Data sourced from CrashMap.co.uk shows that there have been no clusters of incidents in the vicinity of the site access within the latest available three-year period. Given the negligible increase in vehicle trips anticipated, it is not therefore considered that there would be any material highway safety impacts.

No additional parking provision is being sought under this application, as Class A of the GPDO restricts any ancillary development from occurring beyond the principal elevation of the building. Therefore, a separate application has been submitted concurrently to provide 20 parking spaces for both the proposed units and existing residents. The full application confirms that the provision of 20 parking spaces accords with the Kent and Medway Structure Plan 2006: Supplementary Planning Guidance (SPG4) standards for residential parking.

The site is in a sustainable location, with bus stops situated approximately 450m to the south of the access along Chalk Road, representing a five-minute walk. From these stops, Route 190 can be accessed at a half-hourly weekday frequency in each direction between Chatham and Gravesend. Local services within the vicinity of the site include a convenience store, GP surgery and Parish Hall. Additional facilities and services can be accessed in Gravesend Town Centre, which is accessible in 20 minutes using Route 190. The existing and future occupants of the site can therefore undertake many everyday journeys by non-car transport modes.

Given the above, it is concluded that the proposals will not result in unacceptable highway safety risks or 'severe' residual transport impacts, in accordance with Paragraph 111 of the NPPF.

- **1(b) Air Traffic and Defence Assets** – The proposed development is not within 3km of any aerodromes and is not in close proximity to any defence assets, therefore the proposed development is acceptable in respect to this condition.

- **1(c) Contamination Risks** – the application is accompanied by a desk-based constamination report from Groundsure that identifies the site as being at a low risk from contamination. Based on the current use of the land and the fact the proposed development would not disturb any existing ground, it is not considered that the proposed upward extension will pose any risk of contamination.
- **1(d) Flood Risk** - The site is located in Flood Zone 1. The Groundsure Siteguard report identified a risk of groundwater flooding is possible on the site but only where basement or other below ground development is being proposed. As all proposed residential units will be above ground floor level and the site is in Flood Zone 1, there will be no flood risk in respect of the proposals.
- **1(e) External Appearance** – As shown on the proposed elevations plan the proposed additional storey reflects the design, appearance and porportion of the existing building. The flats on the additional thrid floor have been configured in a similar manner to the existing flats below to provide continuity throughout the development. All proposed circulation cores are located on the northern, eastern and western elevations as per the existing walkways and have a similar design.

The roofscape of the block of flats will reflect the existing roofscape and incorporates the existing flat rubber roofing feature. This ensures the building retains its overall style, form and shape with access via the two additional stairwell extensions located either end of the the northern elevation. The proposed additional floor would predominantly use white render as a lighter colour to help with the overall perceived massing that the additional floor creates and use materials to match the existing materials palette. This includes white render and yellow brick infill panels, white uPVC windows, whiteupVPC soffits/fascias and guttering and black powder coated aluminium balustrading. The proposed development therefore respects the existing structure and will result in a proportionate addition to the building.

- **1(f) Provision of adequate natural light in all habitable rooms** - All of the proposed units will be served by a number of windows and all will be dual aspect. The proposed units will therefore provide adequate natural light and will be compliant with this condition.
- **1(g) Impact on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light** - The upward extension has been designed to preserve the amenity of adjoining residents by ensuring that there will be no significant impact in terms of loss of privacy or light.

In terms of privacy, all windows have been positioned to not overlook adjoining properties and the existing building does not directly face or overlook any dwellings.

- **1(h) Protected Vistas** – There are no protected vistas within the vicinity of the site..
- **2 - Completion**– it is proposed that the development would be completed within 3 years of date the prior approval is granted should it be granted.

- **3 – Construction Management-** The following sets out the management of the construction of the development:

Construction Hours:

Period	Hours
Monday to Friday	08:00 – 18:00
Saturdays	08:00 – 16:00
Sunday	None
Bank Holidays	None

Noise and Vibration

All deliveries to the site will be conducted during normal working hours and all vehicle engines will be switched off when stationary. Electrically operated plant will be used where practical with any static plant located to optimise screening and/or distance attenuation in relation to occupied residential properties and are to be fitted with suitable enclosures where practicable. Where it is necessary to carry out noisy activities, these will be identified in advance and notice given to the adjacent properties. Where possible plant will be fitted with broadband reversing alarms.

Dust

Impacts relating to dust would be limited due to the lack of demolition occurring on the site. Where dust may arise water will be used as a dust suppressant, all loads delivered to or collected from the site will be covered and roads and pavements will be frequently swept, as necessary.

Traffic

As the proposed development is small in scale the traffic associated with the construction would result in a negligible impact and would be short term in any case. The site is accessed by well maintained and appropriate roads which are capable of accommodating construction and delivery traffic. Construction traffic will consist of mix of light and heavy commercial vehicles to transport materials and equipment to and within the site. Deliveries and collections will be carefully managed to minimise disruption to neighbours and all deliveries and collections will occur during the working hours of the construction site and outside of peak traffic hours.

- **4 – Notification** - The developer intends to notify the local planning authority of the completion of the development as soon as reasonably practicable after completion.
- **5 – Notification Details** – the requirements of the notice to be given in sub-paragraph 4 are noted.
- **6 – Use** – all new dwellinghouses created under class A will remain in use as dwellinghouses under Class C3 of the Use Class Order.



The proposed development therefore complies with Part 2 of Class A.

Information relating to Paragraph B(2)

The above written statement addresses sub-paragraph (2)(a) and (2)(d) and the accompanying plans meet the requirements set out in sub-paragraph (2)(b) and (2)(c). In accordance with sub-paragraph (2)(e) a list of the existing addresses of the flats in the existing block of flats is provided below:

1 Lapis Court, Lapis Close, Gravesend, DA12 4UE
2 Lapis Court, Lapis Close, Gravesend, DA12 4UE
3 Lapis Court, Lapis Close, Gravesend, DA12 4UE
4 Lapis Court, Lapis Close, Gravesend, DA12 4UE
5 Lapis Court, Lapis Close, Gravesend, DA12 4UE
6 Lapis Court, Lapis Close, Gravesend, DA12 4UE
7 Lapis Court, Lapis Close, Gravesend, DA12 4UE
8 Lapis Court, Lapis Close, Gravesend, DA12 4UE
9 Lapis Court, Lapis Close, Gravesend, DA12 4UE
10 Lapis Court, Lapis Close, Gravesend, DA12 4UE
11 Lapis Court, Lapis Close, Gravesend, DA12 4UE
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14 Lapis Court, Lapis Close, Gravesend, DA12 4UE
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26 Lapis Court, Lapis Close, Gravesend, DA12 4UE
27 Lapis Court, Lapis Close, Gravesend, DA12 4UE
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29 Lapis Court, Lapis Close, Gravesend, DA12 4UE
30 Lapis Court, Lapis Close, Gravesend, DA12 4UE
31 Lapis Court, Lapis Close, Gravesend, DA12 4UE
32 Lapis Court, Lapis Close, Gravesend, DA12 4UE
33 Lapis Court, Lapis Close, Gravesend, DA12 4UE
34 Lapis Court, Lapis Close, Gravesend, DA12 4UE
35 Lapis Court, Lapis Close, Gravesend, DA12 4UE
36 Lapis Court, Lapis Close, Gravesend, DA12 4UE

In accordance with sub-paragraph (2)(f) the developers address is as follows:

Billings Group
Gay Dawn Farm
Pennis Lane
Longfield



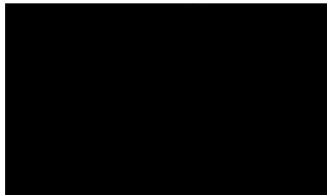
DA3 8LY

All communication is via the agent and thus an email address is not provided as allowed under sub-paragraph (2)(g) and sub-paragraph (2)(h) is not relevant.

Conclusion

As set out above, it is considered that the proposed development fully accords with the provisions set out in Schedule 2, Part 20 – Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). We therefore trust that this application does not require any additional prior approval and is confirmed as permitted development under Class A of the above Order.

Yours faithfully,



Matthew Garvey

Associate



