



Application: 20240293

**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: **Stonewater Limited
C/O Mr Peter Swain, Proun Architects
90 Borough High Street
London
SE1 1LL**

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 28th March 2024 as a non-material amendment to the Notification of Grant of Planning Permission reference 20211196 to Develop Land dated 14 February 2022 in respect of:-

Application for a minor material amendment to planning permission reference no. 20191187 for Demolition of outbuildings, excavation of soil to form a lower ground and upper ground floor B1 use, unloading bay and refuse areas with construction floors 1 to 4 providing a total of 3no. one bedroom self-contained flats and 11no. two bedroom self-contained flats and associated external works to allow alterations to the main entrance from Rathmore Road to Athboy Road and amendments and substitution to approved plans

at **Bridge Bar And Club
24 Stone Street
Gravesend
Kent
DA11 0NP**

and being to amend the wording of conditions 8 (Highway works) and 16 (Plant equipment) to allow details to be submitted and approved prior to commencement of works above ground.

Your attention is drawn to the following informatives

INFORMATIVES:-

1 EXTENT OF APPROVAL

For the avoidance of doubt the approval hereby given is only for a non-material amendment to the development permitted under application reference 20211196 on 14th February 2022, in relation to the wording of conditions 8 and 16 of that consent and does not amend any other part of the permission or discharge any of the other planning conditions attached to that permission subject to those conditions still subsisting or capable of taking effect.

2 EFFECT OF THIS DECISION NOTICE

The effect of this decision amends conditions 8 (Highway Works) and 16 (Plant) of application reference 20211196 which shall hereafter read:

Condition 8 (Highway Works)

8. Prior to any above ground works a detailed highway scheme (to accord substantially with Drawing No. D1.10 Rev E contained shall be submitted to and approved, in writing, by the Local Planning Authority in consultation with the Local Highway Authority. For the avoidance of doubt this shall include details of surface finishes for roads, footpaths, cycle-ways and refuse vehicular access. The development shall only be completed in accordance with the approved details to be delivered through agreement (including timeframe) with the Local Highway Authority.

Condition 16 (Plant Equipment)

16. Prior to any above ground works details of services and plant systems, including roof top plant, lift overruns and ducting for ventilation systems, shall be submitted to and approved, in writing, by the Local Planning Authority. For commercial uses where the requirement for extraction equipment is likely, the detailed design of the development should include provision for its discreet siting. The details shall include the siting, external appearance and any proposed screening. The works shall thereafter be carried out in accordance with the approved details, to be completed prior to first occupation of the building/use to which it relates.

3 APPROVED DRAWINGS AND DOCUMENTS

For the avoidance of doubt the approved drawings/documents are:

Application Form - dated 27 March 2024;
Covering Letter - dated 27 March 2024;
Drawing no. 3582/L/01 - Existing Site Location Plan (scale - 1:1250).

Dated: 23 April 2024

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.

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 (as amended) 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 or online at 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.