

Application: 20230355

**TOWN AND COUNTRY PLANNING, ENGLAND
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

APPROVAL OF DETAILED PLANS AND PARTICULARS

To: **Mr Dean Fuller, Ash Construction Ltd
C/O Mr J Martin, MKA Architects LTD
Rosewood House
High Street
Hadlow
Kent
TN11 0EF**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **APPROVED** detailed plans and particulars submitted on 2nd May 2023 in accordance with condition 5, 6 and 7 of the Notification of Grant of Planning Permission reference 20211215 to Develop Land dated 2 August 2022 in respect of:-

Single storey 'wing' extensions to north, east, south and west elevations to provide 21 new ground floor ensuite bedrooms, increasing the total number of ground floor bedrooms by 23 (including converting 2 existing staff rooms to bedrooms) from 11 to 34 (and from 41 bedrooms in total to 64), plus additional care home facilities, together with internal and external alterations including a new entrance and entrance canopy to the south elevation, external courtyards, a new compound area, 7 additional car parking spaces and landscaping.

at: **Hevercourt Residential Home
Goodwood Crescent
Gravesend
Kent
DA12 5EY**

and being **Application for approval of condition 5, 6 and 7 attached to planning permission reference number 20211215 relating to a detailed sustainable surface water drainage scheme for the site (5), details and/or samples of all external facing materials (6) and a scheme detailing all plant, machinery, chimneys, ducting, filters or extraction vents to be used in connection with the use (7)**

subject to the following Informatives:-

INFORMATIVES:-

1 PLANS AND DOCUMENTS

This decision was made on the basis of the following plans and documents:

Application form
Drawing no. 539121-101 Rev. A (Manhole Schedule)
Drainage Strategy Report (ref. 531921, Issue B dated 27 March 2023)

Drawing no. MBS 2022/1 Rev. T3 (Proposed Domestic and Drainage Services Layout)
Drawing no. MBS 2022/2 Rev. T3 (Proposed Domestic and Drainage Services Layout)
Drawing no. MBS 2022/3 Rev. T2 (Proposed Heating and Ventilation Services Layouts)
Drawing no. MBS 2022/4 Rev. T2 (Proposed Heating and Ventilation Layouts)
Drawing no. MBS 2022/5 Rev. T2 (Proposed Boiler Room Layout and Schematic Details of New CWDS Connection into Existing)
Drawing no. EBS 2022/1 Rev. T3 (Proposed Small Power and Ancillary Services Layout)
Drawing no. EBS 2022/2 Rev. T3 (Proposed Small Power and Ancillary Services Layout)
Drawing no. EBS 2022/3 Rev. T3 (Proposed Lighting and Fire Alarm Layout)
Drawing no. EBS 2022/4 Rev. T3 (Proposed Lighting and Fire Alarm Layout)
Drawing no. EBS 2022/5 Rev. T2 (Electrical Distribution Schematic Roof Layout and Site Plan Electrical Services Layout)
Electrical Engineering Services Specification Parts A, B, C and D (dated July 2022)
Mechanical Engineering Services Specification Parts A, B, C and D (dated June 2022)
Materials for Planning Condition No. 6 - Rev. A (dated Jan 23)
Soakaway Design Rev. 1 (03/07/2023)
Pollution Prevention (Document no. 539121-01, dated 18 July 2033)
Email response 09/08/2024
Email response 24.09.2024
Drawing no. 539121-100 Rev. F (Proposed Drainage Layout)
Storm Network (V10.8, September 2023)

2 AVOIDANCE OF DOUBT

For the avoidance of doubt the following conditions are discharged under this condition application relating to planning permission 20211215:

Condition 5 (Sustainable surface water drainage scheme)

Condition 6 (External materials)

Condition 7 (Plant, machinery, chimneys, ducting, filters or extraction vents)

3 CONDITION REQUIREMENTS

CONDITION 5

In line with the full requirements of condition 5 of planning permission 20211251, you are advised of the need to implement the scheme in accordance with the approved details.

CONDITION 6

In line with the full requirements of condition 6 of planning permission 20211251, you are advised of the need to implement the scheme in accordance with the approved details.

CONDITION 7

In line with the full requirements of condition 7 of planning permission 20211251, you are advised of the need to implement the approved details prior to the first use of the development and retain them thereafter.

4 DRAINAGE SCHEME - FURTHER TESTING

On the basis of Kent County Council Flood and Water Management team's comments dated 14 October 2024, it is expected that further testing will be undertaken during the construction of the soakaway to demonstrate appropriate infiltration rates. Should rates be identified to be substantially less than the value used within the design they would expect revisions to the scheme to be undertaken, either through a Section 73 planning application or evidence submitted within the Verification Condition (Condition 9).

5 FURTHER CONDITION DETAILS TO BE SUBMITTED

In accordance with planning permission 20211215, the following conditions still require details to be submitted and approved:

Condition 8 (Noise impact assessment)
Condition 9 (Verification report)
Condition 10 (Hard landscaping)
Condition 11 (Soft landscaping)
Condition 13 (External lighting)
Condition 14 (Cycle parking)

Dated: 5 December 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

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

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 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.