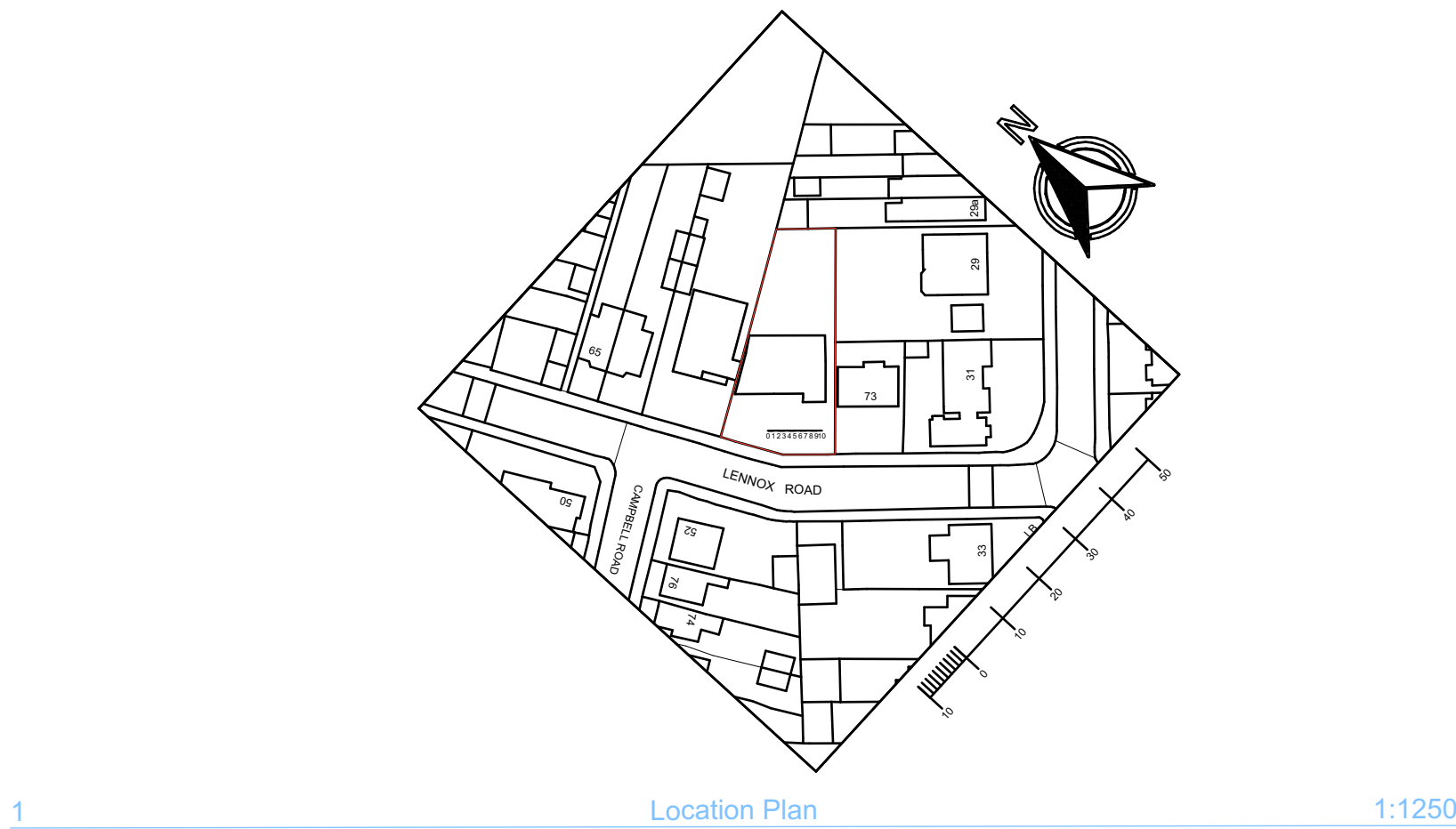




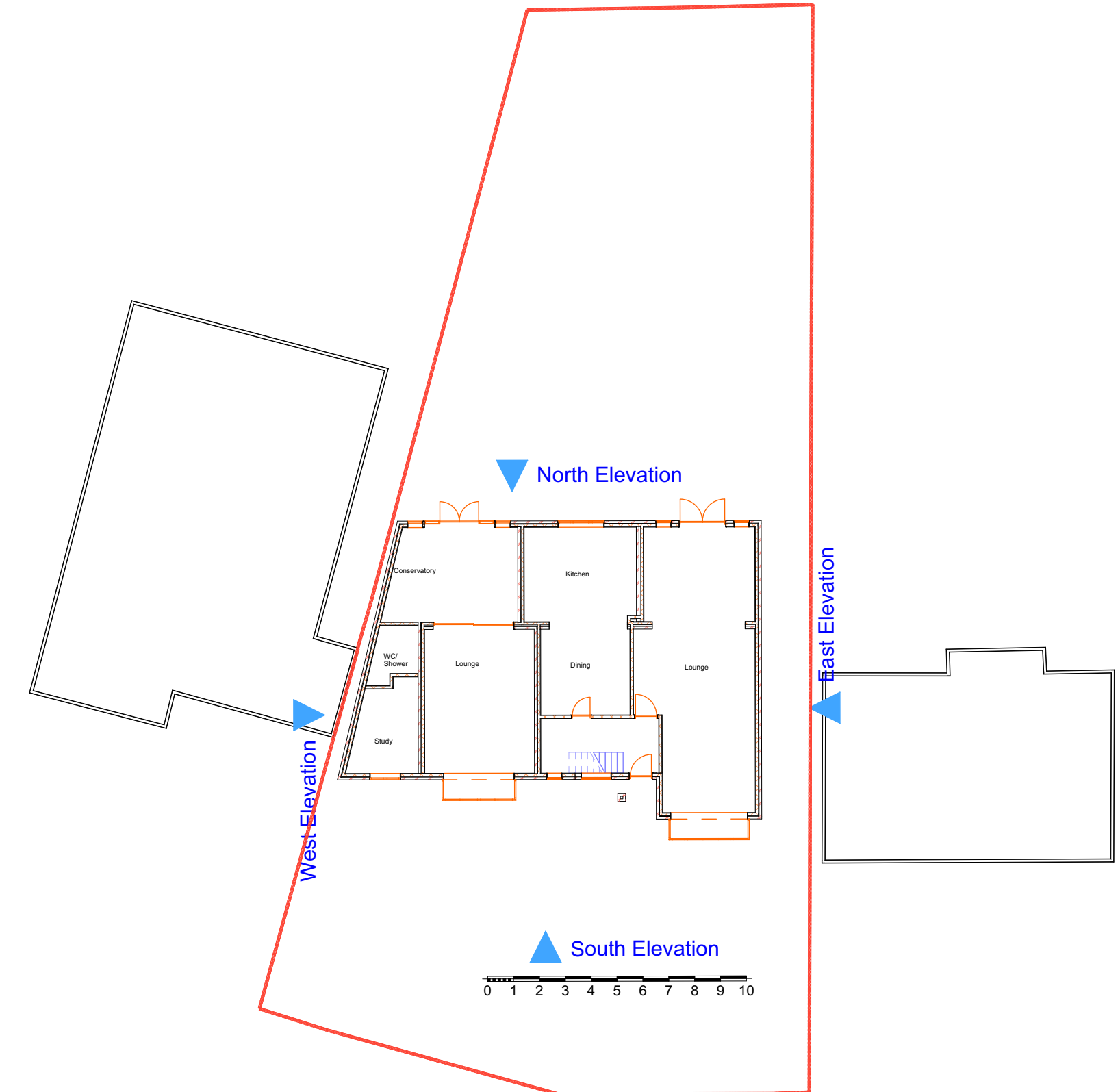
1 Location Plan 1:1250



4 Front 1:8



5 Back 1:8



2 Site Plan Existing 1:200



6 3D Front Existing (Not Materials) 1:100



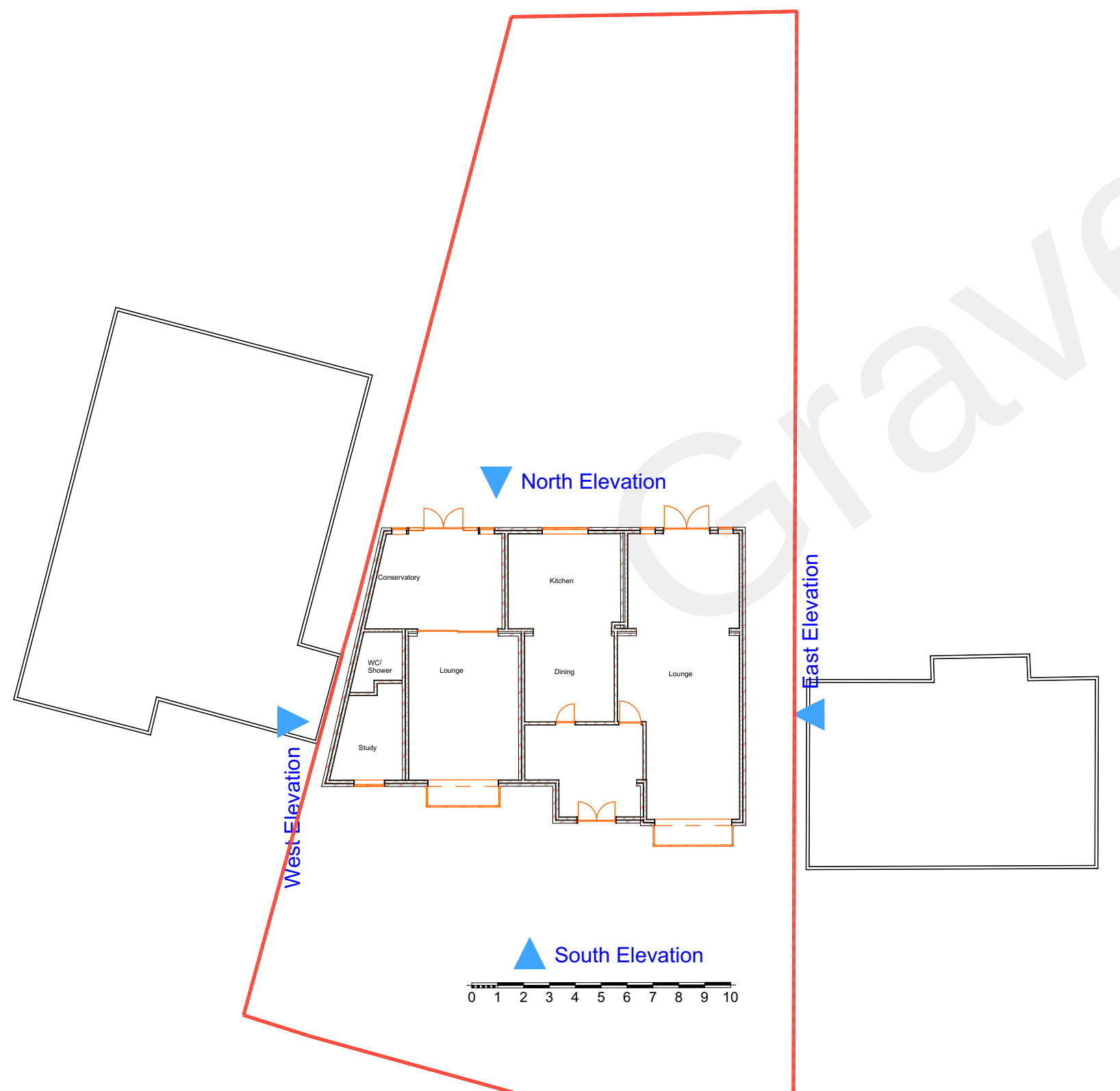
8 3D Rear Existing (Not Materials) 1:100



7 3D Front Proposed (Not Materials) 1:100



9 3D Rear Proposed (Not Materials) 1:100



3 Site Plan Proposed 1:200

Porch previously Granted - Ref 20220517 - ACKLET

Application: 20220517

THE TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURES)
(ENGLAND ORDER 2015 (AS AMENDED))

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: **Parm Ref**
4 Flathead Close
Gravesend
Kent
ME8 2WE

71 Lennox Road
Gravesend
Kent
DA11 0ES

and being enlargement of existing porch. Your application dated 10th May 2022 is permitted subject to the following:

1. The development hereby approved shall be begun not later than 3 years following the date of this decision.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following schedule of approved plans:

Application Form Dated 13/05/2022.
Drawing No. 01 - 1/100 (Block/Plan/Section and Proposed with Site Location Plan)
Photographic Floor Plans - Existing and Proposed and
Elevations - Existing and Proposed.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the details included on the application form and approved plans the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwelling.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS19 of the Gravesend Local Plan Core Strategy 2015.

INFORMATIVES:-

1. STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 32(2) of the Town and Country Planning (Development Management Procedures) (England) Order 2015 (as amended) and paragraph 32 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approved the assessment and determination of the application in a positive and creative way and, where appropriate, has sought 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.

2. BUILDING REGULATIONS AND PARTY WALL ACT

This decision DOES NOT imply any consent which may be required under the Building Regulations or other enactment or provision. Nor does it confer any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

3. DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be treated as a material change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority prior to proceeding without the necessary permissions could nullify this permission.

4. WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 am, and not later than 6.00 pm, weekdays and Saturday working should be restricted to not earlier than 8.00 am, and not later than 1.00 pm. No work shall be carried out on Sundays, Bank or Public Holidays.

1. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 6822 Part 1:1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.

2. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.

3. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.

4. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

Dated: 27 June 2022

Civic Centre
Winch Street
Gravesend
Kent
DA12 1AU

NOTIFICATION TO APPLICANT

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 the decision.
- 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 within a 6-month period after the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PH; telephone: 0117 924 6600; email: enquiries@planning.gov.uk or central@planning.gov.uk.

- 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 have imposed, having regard to the statutory requirements, to the provisions of any development order and to any decisions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority has not given its decision or a decision 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, or grants it subject to conditions, the owner may claim that he can better put the land to a reasonably beneficial use in the existing state nor can he 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) to whom 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.

ARCHITECTHNOLOGY. DESIGN

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	Scales @ A1	Date
	1:1250, 1:200, 1:8,	2023-01-24
Client Approval	1:100, 1:2.38	
A - Approved		
B - Approved with Comments		
C - Do Not Use		
Layout Title	Site Plan	
Architecthnoology.design	www.architecthnoology.design	
179 Edwin Road Rainham, Kent ME8 0AH	Tel: 07957 350204	info@architecthnoology.design
Project	71 Lennox road - Parm - DA11 0ES	
Status	Planning Application - Loft	
Site Address	71 Lennox Road Gravesend Kent DA11 0ES	
Drawing Number	project originator zone level type role number rev	
Layout ID	01	01 - WIP