



Application: 20260167

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

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: **Mr Terry Spyris
C/O Mr Richard Hughes, Lime Architects LLP
Studio 1, The Forge
20 Beardell Street
London
SE19 1TP**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PERMISSION** for development of land situate at:

**30 King Street
Gravesend
Kent
DA12 2DU**

and being **Conversion of 1st, 2nd & 3rd floors and roof space from offices to 5 residential units; 3 x 1 bed, 1 x 2 bed & 1 x 3 bed.** Your application dated 16th February 2026 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:
 - o Cover Letter;
 - o Application form;
 - o Design Statement;
 - o Heritage Impact Assessment;
 - o Drawing no. P-366-25-01 - Location Plan & Photos No. 30 King Street;
 - o Drawing no. P-366-25-02 - Existing Basement Plan No. 30 King Street;
 - o Drawing no. 366-25-03 - Existing Ground Plan No. 30 King Street;
 - o Drawing no. P-366-25-04 Existing 1st Floor Plan No. 30 King Street;
 - o Drawing no. P-366-25-05 - Existing 2nd Floor Plan No. 30 King Street;
 - o Drawing no. P-366-25-06 - Existing 3rd Floor Plan No. 30 King Street;
 - o Drawing no. P-366-25-07 - Existing Roof Plan No. 30 King Street;
 - o Drawing no. P-366-25-08 - Existing Elevation 2 & 3 No. 30 King Street (facing Windmill Street);
 - o Drawing no. P-366-25-09 - Existing Elevation 1 from Windmill Street;

- o Drawing no. P-366-25-10 - Existing Cross Section/Elevation No. 30 King St (facing Windmill Street);
- o Drawing no. P-366-25-11 - Existing Section A/A;
- o Drawing no. P-366-26-12 - Existing Basement Plan (To Remain As Existing);
- o Drawing no. P-366-26-13 - Proposed Ground Floor No. 30 King Street;
- o Drawing no. P-366-26-14 Rev. A - Proposed First Floor No. 30 King Street;
- o Drawing no. P-366-26-15 Rev. A - Proposed Second Floor No. 30 King Street;
- o Drawing no. P-366-26-16 Rev. A - Proposed Third Floor No. 30 King Street;
- o Drawing no. P-366-26-17- Proposed Roof Plan No. 30 King Street;
- o Drawing no. P-366-26-18- Proposed Elevation No. 30 King Street;
- o Drawing no. P-366-26-19- Proposed Elevation No. 30 King Street from Windmill Street;
- o Drawing no. P-366-26-20- Proposed Cross Section/Elevation No. 30 King Street (from Windmill Street);
- o Drawing no. P-366-26-21 - Proposed Cross Section A/A;
- o Drawing no. P-366-26-22- Proposed Ground Floor Fire Safety Plan (D12 Compliant);
- o Drawing no. P-366-26-23 - Proposed First Floor Fire Safety Plan (D12 Compliant);
- o Drawing no. P-366-26-24 Rev. A - Proposed Second Floor Fire Safety Plan (D12 Compliant); and
- o Drawing no. P-366-26-26 - Existing/Proposed Site Plan; and
- o SAMMS Mitigation Contribution Agreement.

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

3. No development shall be commenced until a comprehensive Code of Construction Practice covering environmental impacts during the construction phase of this development has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall include details of hours of work during the construction period, delivery times for materials, parking of vehicles of site personnel and visitors, loading and unloading of plant materials, storage of materials and wheel washing/cleaning of pavements proposals. There should be no burning of waste materials associated with the development. The development hereby permitted shall be carried out in accordance with the approved Code of Construction Practice.

Reason: To minimise the impact of noise, dust and smoke nuisance from demolition and construction work causing a nuisance given the close proximity of the building to other properties in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

4. a) Prior to commencement of the development hereby permitted, a noise impact assessment (including appropriate mitigation measures) shall be carried out and submitted to the Local Planning Authority for approval demonstrating that:
 1. The internal ambient noise levels in all habitable rooms of the proposed residential dwellings shall not exceed the guideline LAeq values found in Table 4 of BS8233:2014
 2. The maximum internal noise levels in all habitable rooms should not exceed 45dB L_{Amax} more than 10 times per night in accordance with the Professional Practice Guidance on Planning & Noise and the WHO Guidelines for Community Noise.
 3. The rating noise from fixed building services/mechanical plant/equipment, including any air systems, associated with the development shall be at least 10dB below the existing LA90 background level at the nearest noise sensitive receptors (i.e. dwellings) when measured and assessed in accordance with BS4142:2014

The noise impact assessment must take into account traffic noise, mechanical plant and equipment associated with commercial activities, noise from early morning deliveries, any air systems that are required and noise associated with the night-time economy.

Where compliance with these criteria will rely on closed windows, the development must include sufficient and suitable ventilation to affected residential dwellings by means other than

opening windows to ensure that the internal noise levels required by the above conditions can be retained all year round.

- b) Prior to first occupation of the flats, a suitable post-completion demonstrating compliance with a) shall be submitted to and approved, in writing, by the Local Planning Authority.

The approved details shall be maintained for the lifetime of the development.

Reason: In order to protect the amenity of future occupiers from noise impact in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and section 135(f) of the National Planning Policy Framework (2024).

5. Prior to the first occupation of any of the flats hereby permitted, a sound insulation assessment shall be carried out, submitted to and approved in writing by the Local Planning Authority. The Assessment shall include details of the assessment methodology and the sound insulation performance of the internal wall partitions, internal floor/ceiling partitions and also adjacent party wall partitions. The sound insulation performance of these shall resist the transmission of airborne sound such that the weighted standardised difference (DnT, W + Ctr) is not less than 53 decibels (i.e. an enhancement of the minimum levels stated in the Building Regulations of 10dB). The assessment will also include details of any proposed works to achieve these levels.

Reason: In order to protect the amenity of future occupiers from noise impact in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and section 135(f) of the National Planning Policy Framework (2024).

INFORMATIVES:-

1 AGREEMENT FOR IMPOSITION OF PRE-COMMENCEMENT CONDITION(S)

In accordance with The Town and Country Planning (Pre Commencement Conditions) Regulations 2018 and paragraph 36 of the Planning Practice Guidance the Local Planning Authority has agreed in writing with the applicant on 24/06/2026 to the inclusion of the following pre-commencement conditions.

Conditions 3 & 4

2 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed 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 [as proceeding without the necessary permissions could nullify this permission].

3 BUILDING REGULATIONS AND PARTY WALL ACT

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override 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.

4 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.

5 NAMING & NUMBERING

As a result of the changes to this property, it appears that a change has to be made to the national property gazetteer. It is a legal requirement that a property or premises is registered.

The Naming and Numbering Certificate, when issued, will reduce location or delivery problems via Royal Mail or other carriers, and importantly for the Police, Ambulance, and Fire & Rescue services. Registration is also necessary to register to vote, for utility connections, and will avoid duplicate addresses.

The Naming and Numbering service is provided by the Borough Council. The on-line form is available at the Planning/House Numbering page of the council's web-site <http://www.gravesham.gov.uk/street-naming>. Please submit the application and the requisite fee in accordance with the guidance on the form.

Dated: 29 June 2026

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

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

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### 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 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.
- **For further information regarding Appeals and to make an application please click the relevant link:**  
<https://www.gov.uk/appeal-householder-planning-decision>  
<https://www.gov.uk/appeal-planning-decision>
- 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.