

Our Ref: EJ/GM/98198

23 May 2023



Gravesham Borough Council
Planning Department
Civic Centre
Gravesend
DA12 1AU

Dear Sir / Madam

**ADRIAN SCRIPPS LTD
PARSONAGE BARN, COBHAM
CONVERSION OF EXISTING BARN TO PROVIDE TWO RESIDENTIAL DWELLINGS**

On behalf of our client, Adrian Scripps Ltd, we are pleased to submit via the Planning Portal (ref: PP-12157181) an application seeking full planning permission for the conversion of Parsonage Barn to provide 2 dwellings consisting of a three-bed dwelling and a one bed dwelling.

Accordingly, the application comprises the following documents and drawings in addition to this covering letter:

- Completed application forms and certificate
- Site Location Plan (created on Planning Portal)
- Other application drawings
 - Existing Plans, Elevations and Sections (drawing reference: 1041003)
 - Existing Internal Elevations (drawing reference: 13/241/300C)
 - Proposed Roof and Site Plan (drawing reference: 1038972/P101 Rev A)
 - Proposed Ground Floor Plan (drawing reference: 1038972/P102 Rev A)
 - Proposed First Floor Plan (drawing reference: 1038972/P103 Rev A)
 - Proposed Plans and Elevations (drawing reference: 1038972/P110 Rev A)
 - Proposed Section 1-1 Details (drawing reference: 1041003/P300 Rev A)
 - 3D Visualisations
- Planning, Heritage and Design Statement (prepared by Alder King Planning Consultants)
- Bat Survey Report (prepared by BiOME)
- Heritage Statement (prepared by Smiths Gore)
- Phase 1 Environmental Assessment (Desk Study Report) (prepared by Soiltec)

The application fee of £988.00 (including £64.00 service charge) has been paid via the Planning Portal.

The planning application is a repeat of a previous application for the same use (application reference: 20170919) that expired on 4 May 2021. The application comprises the same information that was previously submitted and approved with the exception of an updated Bat Survey.

The updated Bat Survey confirms that there was no evidence of bats within the barn and was assessed to be of low suitability for roosting bats.

/Cont'd...

15 May 2023

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In light of the above, and in the context of the prevailing planning policies being the same as when application 20170919 was approved) we trust that the Council will be able to grant planning permission for the proposed use in due course.

In the meantime, we look forward to receiving confirmation of registration of the application.

Yours faithfully

A handwritten signature in dark ink that reads "E. Johnson".

EMILY JOHNSON MRTPI
Senior Planner
For Alder King Planning Consultants

e-mail: eejohnson@alderking.com
direct dial: 0117 317 1014