

15 July 2022

Mr Richard Hart
Gravesham Borough Council
Development Management
Planning and Regeneration Services
Civic Centre
Windmill Street
Gravesend DA12 1AU

Dear Mr Hart

RE: Application for Prior Approval for the construction of two additional storeys comprising 24 new dwellinghouses (flats) above the existing detached building in commercial (office) use under Class AA, Part 20, Schedule 2, General Permitted Development Order 2015 (as amended).

Joynes House, New Road, Gravesend, DA11 0AT

On behalf of the Applicant, Joynes House Development Limited, I hereby submit a Prior Approval application under Class AA, Part 20 of the General Permitted Development Order 2015 (as amended) for the construction of 24 flats above the existing detached commercial building known as Joynes House, New Road, Gravesend.

In compliance with the statutory requirements set out in Paragraph B (Procedures for Applications for Prior Approval under Part 20) of the GPDO 2015, the application is accompanied by the following suite of plans and documents:-

- Relevant drawings (site location plan/block plan, existing and proposed elevations, proposed floor plans and section plan).
- Planning Statement
- Noise Impact Report
- Transport Statement
- Fire Statement

Ruth Harding BA (Hons) MA MRTPI
t. 07960 924443
i. www.geminiplanning.co.uk
e. ruth@geminiplanning.co.uk

17 Castle Lane, Eastleigh, Hampshire SO53 4AH
Company No. 12013205
Registered in England & Wales

- Daylight Assessment
- Townscape Visual Assessment
- Design Code
- Residential Space Standards Statement
- The requisite planning application fee

A CGI is also currently being produced which hopefully will be ready for submission in a week or so.

The application form (in accordance with Paragraph B, 2(e) of the GPDO, as amended, requires “a list of addresses of premises within the existing building”. It is not entirely clear what the purpose of this is. On the form I have used the various divisions of the building as submitted with the Class O prior approval applications however if the purpose is for consultation, please see additional information below:-

Ground, 1st and 2nd floor West Wing - Kent County Council, (Sessions House, County Hall, Maidstone ME14 1XQ)

Ground floor East Wing – First Secretary of State for Communities and Local Government (c/o Ministry of Justice for Estate Directorate, Post Point 4.02, Petty France, London SW1H 9AJ)

Third Floor - The Secretary of State for Housing, Communities & Local Government (c/o Cushman & Wakefield, 1 Coleman Square, Birmingham B4 6AJ).

I look forward to discussing the application with you. In the meantime, if you need any further information or clarification, please feel free to contact me.

Yours sincerely

Ruth Harding

(Gemini Planning Services Ltd)

Gravesham Borough Council

