
19 March 2024

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

Dear Mr Bonthron

RE: Application for Prior Approval for the change of use of the undercroft car park to 10 residential units under Class MA, Part 3, 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 MA, of the General Permitted Development Order 2015 (as amended) for the change of use of the undercroft car park at Joynes House, New Road, Gravesend to 10 residential units. As explained in the Planning Statement, this follows amendments to the GPDO which removes the floorspace threshold for Class MA and allows for a change of use of this part of the building to residential use as permitted development, subject to qualifications and conditions under Class MA. This would effectively replace the planning permission granted under reference 20230612.

In compliance with the statutory requirements set out in Paragraph W of the GPDO 2015, the application is accompanied by the following suite of plans:- site location plan/site plan, proposed elevations and section, proposed lower ground floor plan. To assist the assessment of the application the following documents also accompany the application:-

- Planning Statement
- Transport Statement

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- Daylight Assessment
 - Residential Space Standards Statement

The relevant planning application fee has been paid.

I would however draw your attention to the on-line application form. It is therefore not possible to complete the 'eligibility' section of the form correctly as doing so blocks the application from being completed. (The questions related to vacancy period and the floorspace threshold have not been updated on the Planning Portal since the GPDO amendments).

A Habitat Regulations application for this element of the building will follow shortly.

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)