



Gravesham Borough Council

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Highways and Transportation

Kroner House
Eurogate Business Park
Ashford
TN24 8XU

Tel: 03000 418181

Date: 23 April 2025

Our Ref:

Application - GB/20241069

Location - Premier Inn , Hever Court Road, Gravesend, Kent DA12 5UQ

Proposal - Erection of two storey side extension pitched roof and facades to match the existing building external finishes and dimensions, creating 16 no. additional bedrooms, repositioning of the escape stair, remodelling of the reception/office, linen store, store and 1No. existing bedroom to provide a communal laundry, a communal kitchen and two communal lounges, and a change of use from C1-Hotel to Sui Generis - HMO for 46 persons residing in a single building.

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters :-

The proposal has changed from the previous extension of the hotel to change of use from C1-Hotel to HMO for 46 persons, KCC highways would like to update their previous response dated 15th January 2025.

The existing car park has 86 car parking spaces, which will be reduced to 81 as a result of this proposal. The car park is shared with the adjacent pub.

Further details are required to assess the parking requirements generated by this change of use, it is stated that the applicant has experience operating a similar HMO, based on this experience and the car ownership at other similar large HMO's could further details be submitted regarding the assumed car ownership and the current car park capacity when the pub is trading.

Secure, covered cycle storage is required at a ratio of one space per bedroom, further details are required as to the provision of cycle parking as part of this proposal.

I would be grateful therefore, if you would forward any amended plans or additional information to me for my further consideration.

Yours faithfully

Director of Highways & Transportation

*This is a statutory technical response on behalf of KCC as Highway Authority. If you wish to make representations in relation to highways matters associated with the planning application under consideration, please make these directly to the Planning Authority.