



**Application: 20240109**

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

**APPROVAL OF DETAILED PLANS AND PARTICULARS**

To: **Mr Lewis Brown  
C/O Ms Rajaratnam, Gill Sterling  
Whitehall Place  
47 The Terrace  
Gravesend  
DA12 2DL**

**TAKE NOTICE** that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **APPROVED** detailed plans and particulars submitted on 15th February 2024 in accordance with conditions 5, 6, 12, 13, 14, 15 and 16 of the Notification of Grant of Planning Permission reference 20220175 to Develop Land dated 30 May 2022 in respect of:-

**Erection of a two-bed detached two-storey house within the curtilage of 18 Marks Square with associated amenity space and formation of vehicle access and one parking space at front.**

at: **18 Marks Square  
Northfleet  
Gravesend  
Kent  
DA11 7HU**

and being **Application for the approval of conditions 5, 6, 12, 13, 14, 15 and 16 attached to planning permission reference number 20220175 relating to External Materials, Boundary Treatments, Cycle Storage, Electric Charging Point, Soft Landscaping, Ecological Enhancement and Refuse Storage.**

subject to the following Informatives:-

**INFORMATIVES:-**

**1 PLANS AND DOCUMENTS**

This decision was made on the basis of the following plans and documents:

Application form  
Schedule of details for condition 5 Rev. C  
Drawing no. 211001-C 001 Rev. B (Boundary Treatment Plan)  
Drawing no. 211001-C 002 Rev. B (Boundary Treatment Elevation)  
Drawing no. 211001-C 003 Rev. B (Cycle Storage)  
Drawing no. 20220590 005 Rev. B (Soft Landscaping Plan)  
Drawing 211001-C 006 Rev. B (Refuse Storage)  
Drawing no. 211001-C 006 Rev. A (Location of electric vehicle charging point)

## 2 AVOIDANCE OF DOUBT

For the avoidance of doubt the fully approved conditions for this application relating to planning permission 20220175 are:

### Condition 5 (External materials and surface treatments)

This condition requires that the development shall be carried out in full accordance with the approved details before the dwelling is first occupied.

### Condition 6 (Boundary treatments)

This condition requires the details to be implemented prior to the development being first occupied.

### Condition 12 (Cycle parking)

This condition requires the details to be implemented and made available for use before the first occupation of the development and thereafter permanently retained and maintained.

### Condition 13 (Electric vehicle charging)

This condition requires the provision to be implemented prior to the development being first occupied and thereafter permanently retained and maintained.

### Condition 14 (Soft landscaping)

This condition requires the details to be carried out in full during the first available planting season following the first occupation of the development, and replaced if any trees or plants die, are damaged, removed or become diseased within five years of the first use of the development.

### Condition 15 (Biodiversity enhancement)

This condition requires the details to be implemented prior to the development being first occupied and thereafter permanently retained and maintained.

### Condition 16 (Refuse storage)

This condition requires the details to be implemented prior to the development being first occupied and thereafter retained.

## REMAINING CONDITIONS

You are reminded of the need to comply with the remaining requirements of conditions 3 (construction activities), 4 (watching brief), 7 (permitted development), 8 (no additional flank openings) and 9 (no additional hard surfaced areas), 10 (retained parking and crossover) and 11 (visibility splays) of planning permission 20220175.

Dated: 14 June 2024

Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU

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

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (Development Management Procedure) (England) Order 2015 and does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite.

### **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**.
- **Appeals must be made using a form which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; telephone: 0303 444 5000; email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk) or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).**
- 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.