



Application: 20240989

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND
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To: **Ms Emma Carver
C/O Mr Ollie Neary, Graham Simpkin Planning Ltd
2 The Parade
Ash Road
Hartley
Longfield
Kent
DA3 8BG**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PERMISSION** for development of land situate at:

**Gingerbread House
27A East Kent Avenue
Northfleet
Gravesend
Kent
DA11 9HU**

and being **Part retrospective change of use of existing outbuilding from reception and office space to sleeping accommodation, and details of vehicle and bicycle parking.** Your application dated 1st November 2024 is permitted subject to the following:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans and particulars:

Application form
Planning Statement
Drawing no. 01 (Site Location Plan)
Drawing no. 02 (Existing Block Plan)
Drawing no. 03 (Existing Floor Plan)
Drawing no. 04 (Existing Elevations)
Drawing no. 05 (Proposed Block Plan - To remain as existing)
Drawing no. 06 (Proposed Floor Plan)
Drawing no. 07 (Proposed Elevations - To remain as existing)

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The outbuilding hereby permitted as ancillary living accommodation shall only be occupied by residents of the main dwellinghouse at any time, and in a manner in conjunction with the original dwellinghouse at 27A East Kent Avenue, as a (combined) single planning unit and shall not be used, let or sold at any time as a self-contained, separate unit of living accommodation.

Reason: To safeguard against subdivision of the existing single residential dwelling that would facilitate independent occupation of the outbuilding, as a separate unit of accommodation would be inappropriate on this site, in accordance with Policies CS02 and CS19 of the Gravesham Local Plan Core Strategy 2014.

3. The area shown on the approved drawing no. 06 as car parking, circulation, and vehicle turning shall be formed, surfaced, drained and laid out within six months of the date of this permission and shall be used as such and retained at all times in connection with the use of the existing main dwelling for supporting living and the ancillary use of the outbuilding for office, sleeping accommodation and recreational use for residents of the existing main dwelling; and no development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any provision equivalent to that order in any order replacing, revoking or re-enacting that order with or without modification, shall be carried out on the site in such a manner or in such a position as to preclude the use of or access to the reserved vehicle parking and turning areas.

Reason: To avoid indiscriminate car parking or to avoid hazards to highway safety by virtue of vehicles parked on the public highway, in accordance with the requirements of Policy CS11 of the Gravesham Local Plan Core Strategy 2014 and the adopted vehicle parking standards (SPG4).

4. The details shown on the approved drawing no. 06 for the provision of secure and weatherproof cycle parking facilities in connection with the use of the site shall be implemented and made available for such use within six months of the date of this permission and thereafter the cycle parking facilities shall be permanently retained.

Reason: To encourage the use of a sustainable and environmentally acceptable mode of transport, in accordance with the requirements of Policy CS11 of the Gravesham Local Plan Core Strategy 2014 and the adopted vehicle parking standards (SPG4).

5. The existing office use as hereby permitted in connection with the use of the main dwelling shall continue to operate only between the hours of 9.00am and 4:30pm Monday to Friday and at no time on Saturdays, Sundays, Bank or Public Holidays, and no works or ancillary operations that are audible at the site boundary, or at any such other place as may be agreed with the Local Planning Authority, shall take place outside of the stated hours.

Reason: To safeguard the amenities of occupiers of adjoining and nearby properties and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

INFORMATIVES:-

1 WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.

ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.

iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.

iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

2 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

3 BUILDING REGULATIONS CONSENT

The granting of planning permission is independent from the granting of Building Regulations consent (which may, or may not, be required). In the event of a change to the scheme granted planning permission being required to satisfy the Building Regulations, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

4 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 39 of the National Planning Policy Framework (NPPF) 2024, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

Dated: 23 December 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

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

NOTIFICATION TO APPLICANT

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.
- **For further information regarding Appeals and to make an application please click the relevant link:**

<https://www.gov.uk/appeal-householder-planning-decision>

<https://www.gov.uk/appeal-planning-decision>

- 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.