

**PLANNING APPLICATION
TO
GRAVESHAM BOROUGH COUNCIL
BY
SHANNON PROPERTY MANAGEMENT LTD
FOR
CHANGE OF USE OF
UNIT F1 WEST MILL
IMPERIAL BUSINESS ESTATE
GRAVESEND
DA11 0DL
FROM
GYMNASIUM & FOSTERING AGENCY OFFICES
TO
WAREHOUSE WITH OFFICES**

PLANNING STATEMENT

DECEMBER 2021

JEN/jsn/4463

1. INTRODUCTION

- 1.1 This Planning Statement is in support of a Planning Application submitted by Shannon Property Management Ltd for the change of use of Unit F1 West Mill, Imperial Business Estate, Gravesend from a gymnasium and fostering agency offices to a warehouse with offices.

2. THE PROPOSAL

- 2.1 The proposal relates to an existing building which we believe was erected during the 1990s.
- 2.2 The building was originally constructed as an industrial unit/warehouse with offices and the outside envelope remains unchanged. Similarly, the external ground surfaces etc. remain unchanged.
- 2.3 During recent years the property has been used as a gymnasium but the tenant ceased trading early in 2021.
- 2.4 The freeholders of the building are making this application as there is strong demand for warehousing and light industrial buildings in the area.
- 2.5 A site plan showing the extent of the site and means of access is submitted with the application. The site plan shows the boundaries in relation to neighbouring commercial properties.
- 2.6 This statement should be read in conjunction with the following drawings submitted with the application:

4463.P01 & 4463.P02

3. APPLICATION SITE AND SURROUNDINGS

- 3.1 The site forms part of West Mill Business Estate which is made up of a number of light industrial units. The estate is adjacent to the Imperial Retail Estate which has a large number of similar buildings with retail use.
- 3.2 The site and the estate in general have good access to the transport networks.

4. PLANNING HISTORY

4.1 The planning history for the site is as follows:

- 20201046 - Lawful Development Certificate for Continued Use of Fostering Agency Offices (Use Class E)
- 20131140 - Continued Use as Gymnasium, Renewal of Temporary Planning Permission Reference Number 20090988 on a Permanent Basis
- 20110146 - Continued Use of Top Floor as Extra Tuition Centre and On-line School
- 20090988 - Change of Use of Ground-Floor and Part Mezzanine Floor from Industrial/Warehouse into a Gymnasium
- 20030448 - Change of Use from Offices to an Extra Tuition Centre for a Temporary Period
- 19940060 - Extension of Mezzanine Floor for Storage Use.

5. PROPOSED ALTERATIONS

- 5.1 To reflect current demand, it is intended to reduce slightly the extent of the first-floor and ground-floor offices in the building and replace these with storage.
- 5.2 There will be no alterations to the external appearance of the building.
- 5.3 The existing trees and soft landscaping will be unaffected by the proposals.

6. CONCLUSION

- 6.1 The proposal is to return the building to its original use.
- 6.2 Specialist advice to the freeholders is that there is strong demand for property of the type which is the subject of this application.
- 6.3 The change of use will have no material effect on the neighbouring properties nor the neighbourhood in general.

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22 December 2021