



Application: 20221187

**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: **Mr Michael Coveney, City Praise Centre
70 Cerne Road
Gravesend
Kent
DA12 4BP**

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:

**The Maltings
Lower Higham Road
Gravesend
Kent
DA12 2LY**

and being **change of use of the The Maltings, Lower Higham Road, Gravesend, DA12 2LY from offices (formerly class B1), showroom (formerly class A1) and workshop (formerly class B1) to a mixed use of education (class F1a) and a place of religious worship (class F1f)**. Your application dated 21st November 2022 is permitted subject to the following:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out only in precise accordance with the following schedule of approved plans:

Application Form;
OS Plan;
17/194/01 - Existing Plans and Elevations;
17/194/02 - Existing Plans and Elevations;
17/194/03 A - Proposed Plans and Elevations;
17/194/04 A - Proposed Plans and Elevations;
17/194/05 - Proposed Parking Plan;
17/197/06 - Existing Church Parking Plan;
17/197/06 - Proposed Church Parking Plan;
21/330/03 - Proposed Plan and Elevations;
Planning Statement;
Revised Travel Survey and Plan;
Email from Agent confirming Activities received 22/03/23.

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

3. The level of noise emitted from the site shall not exceed the following limits:

(i) The LAeq, 5 minute level measured 1 metre from a noise sensitive façade with activity taking place shall not exceed the LA90, 5 minute level measured from the same or comparable position, under a similar period and conditions with no activity taking place.

(ii) The L10 in any 1/3 octave band between 40 and 160Hz measured 1 metre from a noise sensitive façade, with activity taking place, shall not exceed the representative L90 in any 1/3 octave band between 40 and 160Hz measured from the same or comparable position, under a similar period and conditions with no activity taking place.

Reason: To protect residential amenity in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).

4. The application site shall not be open to the public outside the hours of 08:00 and 21:00.

Reason: In order to safeguard the amenity of nearby residential occupiers and avoid indiscriminate parking locally and hazards to highway safety by virtue of vehicles parked on the public highway, given the absence of sufficient permanent parking provision to meet the adopted Vehicle Parking Standards, in accordance with Policy CS11 (Transport) and Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).

INFORMATIVES:-

1 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].

2 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].

3 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 38 of the National Planning Policy Framework (NPPF) 2023, 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: 30 January 2024

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.