



Application: 20211051

**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

To: **Reef Group
C/O Knight Frank, Mrs Kelly McCann
55 Baker Street
London
W1U 8AN**

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:

**Units, 18, 19 And 20 At 28, 29 And 30 St Georges Square
Gravesend
Kent
DA11 0TB**

and being **Application for change of use of Units 18-19 from Retail (Use Class E) to Art Gallery (Use Class F1) , Co-Working Space (Use Class E) and external alterations to Units 18-19 and Unit 20.** Your application dated 2nd September 2021 is permitted subject to the following:-

1. The development hereby approved shall be begun not later than 3 years following the date of this permission.

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 in accordance with the following approved plans:

Application Form;
Drawing No.PL.18.01 - OS Plan;
Drawing No.PL18.08 - Proposed Elevations;
Drawing No.PL18.06 - Proposed Mall Level Plan;
Drawing No.PL18.07 - Proposed Servicing Desk Level Plan;

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

3. The permission hereby granted is in respect of the use of the premises as an Art Gallery (F1) and co-working space (Class E) and not for any other use Town & Country Planning (Use Classes) Order 1987 (As amended) [or in any provision equivalent to those Classes in any Statutory Instrument revoking or re-enacting that Order].

Reason To enable the Local Planning Authority to maintain proper control of the premises as certain other forms users for these premises could adversely affect the amenities of the locality or wider use of the shopping centre and in accordance with Policies CS07, CS08 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

4. The Art Gallery (F1) and co-working space (Class E) uses shall be permitted to operate only between the hours of 7.00am to 11.00pm Monday to Sunday. For the avoidance of doubt this includes bank holidays.

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 (September 2014).

5. Storage facilities provided shall be of sufficient capacity having regard to the quantity of waste produced and the frequency of waste collection. All waste shall be removed from site on a regular basis by a licensed waste carrier and disposed of at a licensed waste disposal site.

Reason In order to protect the environmental amenities of the immediate locality and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

INFORMATIVES:-

1 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) 2021, 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.

2 BUILDING REGULATIONS AND PARTY WALL ACT

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

3 COMMERCIAL REFUSE ARRANGEMENTS - ADVISORY NOTE

Compliance with the Environmental Protection Act 1990 "Duty of Care" is essential. Advice on Solid Waste Management can be obtained from Waste Services on [01474] 337533.

d. Advice on registering with Ofsted can be obtained from the Government's website: <https://www.gov.uk/register-childminder-childcare-provider/overview> or through the Kent County Council Childcare advice line on 03000 41 23 23, Monday to Friday, 9am to 5pm (except bank holidays) or email kentcfis@kent.gov.uk.

4 SHOPFRONT AND ADVERTISEMENTS

The applicant is advised that planning permission and/or Advertisement Consent may be required for any proposed alterations to the shopfront and for any proposed advertisements. The applicant is advised to contact the Local Planning Authority with any proposals they may have under the Pre-application Enquiry procedure in order to ascertain if consent is required.

Dated: 21 October 2021

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

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## 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.
- **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.

## **COMPENSATION**

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.