



Application: 20230803

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

**APPROVAL OF A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING
PERMISSION**

To: **Mr Ian Vince, Barnes Construction
C/O Mr John Collins, DHA Planning
Eclipse House Eclipse Park
Sittingbourne Road
Maidstone
ME14 3EN**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, **HAS APPROVED** detailed plan and particulars submitted on 27th July 2023 as a non-material amendment to the Notification of Grant of Planning Permission reference 20230645 to Develop Land dated 26 September 2023 in respect of:-

Application for variation of condition 2 of planning permission reference 20220633 to allow rear service yard and Service Store Outbuilding layout changes (including adjustments to room positions, room names, road position, kerbs, hardstanding, bollards and hard surfacing layout), Service Store Outbuilding roof eaves and rainwater goods material changes, Marks Sq gates and boundary treatment alterations and rear entrance canopy amendments in terms of shape and position, alterations to path, relocated plant and changes to design of first floor dormer.

at **Ellenor
Coldharbour Road
Northfleet
Gravesend
Kent
DA11 7HQ**

and being **Application for non-material amendment to planning permission reference number 20230645 relating to roof to wellbeing extension raised slightly, mechanical and electrical design (M&E)- removed ventilation ductwork from existing wellbeing roof, red brick bands (existing or new not indicated on approved planning drawings) extending from existing wall (west elevation) around part of the new gable extension (west and part-south elevation)- new red brick bands added under enlarged replacement window and new extension window, workshop outbuilding omission (and retention of existing portacabin)Replacement of Acc WC 2 window like for like aesthetic (north elevation facing car park), ground floor link extension external wall changed to brick (on courtyard garden side)- was zinc, windowsill been lifted 150mm to two proposed windows on the new wellbeing extension facing the courtyard garden (north elevation) - where ground level rises up, external door/ window appearance altered (explored in more detail throughout), new Coldharbour Road to garden path wider and shape changed, incl retaining wall, fence line and railing type, rain water pipes quantities increase near canopy/flat roof infill (3no. instead of 1no.) Minor change of appearance to flat roof infill from planning Section A-A, extent of relocated plant (more now shown than on the S73; to service yard and rear wall facing Marks Sq behind body store), First floor dormer slight amendments to shape and appearance.**

Subject to the conditions specified hereunder:-

INFORMATIVES:-

1 DECISION PLANS

For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

Application Form;

Cover Letter;

P0299-RHP-ZZ-XX-DR-PL-A-1005 - Site Plan - Proposed (Original);

P0299-RHP-ZZ-XX-DR-SE-A-2201- Sections - Proposed (Original);

P0299-RHP-ZZ-XX-DR-EL-A-2101- Elevations - Proposed (Original);

P0299-RHP-ZZ-XX-DR-PL-A-1005- P9 - Site Plan – Proposed;

P0299-RHP-ZZ-XX-DR-SE-A-220- P6- Sections – Proposed; and

P0299-RHP-ZZ-XX-DR-EL-A-2101- P8- Elevations – Proposed.

2 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.

3 EXTENT OF THE APPROVAL

For the avoidance of doubt the approval hereby given is only for a non-material amendment to the development permitted under reference 20230645 and does not amend any other part of the permission or discharge any of the planning conditions attached to that permission subject to those conditions still subsisting or capable of taking effect.

Dated: 28 September 2023

**Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU**

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

Your attention is drawn to the following notes.

~~~~~

#### **NOTES:**

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/pes](http://www.planningportal.gov.uk/pes).
- 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.