

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 17/04/2025 7:59 AM from [REDACTED]

Application Summary

Address: Premier Inn Hever Court Road Gravesend Kent DA12 5UQ

Proposal: Erection of two storey side extension pitched roof and facades to match the existing building external finishes and dimensions, creating 16 no. additional bedrooms, repositioning of the escape stair, remodelling of the reception/office, linen store, store and 1No. existing bedroom to provide a communal laundry, a communal kitchen and two communal lounges, and a change of use from C1-Hotel to Sui Generis - HMO for 46 persons residing in a single building.

Case Officer: Mrs Lisa Fisher

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: Dene Holm House Dene Holm Road Northfleet

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: To be clear, I am no way opposed to HMO properties and have successfully lived in shared properties myself as the only affordable accommodation option. However, I am quite frankly disgusted by the design of this HMO which in no way considers the wellbeing of the occupants. 46 people with only 1 communal kitchen, 1 communal laundry room and 2 small (in relation to the number of occupants) communal lounges does not promote communal living. I assume that the only reason the building has been designed as an HMO, instead of studio flats, is due to the fact that studio flats must have a minimum gross internal area of 37sqm.

I hope that Gravesham Planning department pays close attention to its own Guidance for homes in multiple occupation amenity standards. The guidance states that communal living space should be 13sqm for 3 people + 1sqm per additional occupant. For 46 individuals (how will the developer ensure couples are not accommodated?) this would require 56sqm. The 2 communal areas in the plans total 48sqm.

I would also be interested to know how the developer will ensure that minimum storage requirements are also met.

This is a blatant attempt to capitalise on the dismal state of housing in the UK and I hope that Gravesham Council prioritises the health & wellbeing of the potential occupants in assessing this planning application.

Kind regards