



PEDETZ

Application: 20220307

**TOWN AND COUNTRY PLANNING, ENGLAND
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

APPROVAL OF DETAILED PLANS AND PARTICULARS

To: **Mr Jason Wild
C/O Mr Onur Osman, BPTW
40 Norman Road
Greenwich
London
SE10 9QX**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **APPROVED** detailed plans and particulars submitted on 25th March 2022 in accordance with condition 18 of the Notification of Grant of Planning Permission reference 20190155 to Develop Land dated 17 September 2019 in respect of:-

**Demolition of four, two-storey existing flat blocks consisting of 36 bedsits, as well as associated outbuildings, enclosures and garage structure; redevelopment of the site to provide two, two and three storey blocks with ancillary structures, associated car parking, landscaping and new access from Valley Drive.
The blocks will contain a total of 48 affordable units including 32 x 1 bedroom rented flats for over 55's, as well as 16 general needs flats.**

at: **Land At 270-340
Valley Drive
Gravesend
Kent**

and being **Application for approval of condition 18 attached to planning permission reference number 20190155 relating to details of the balcony types and details of wintergardens.**

subject to the following Informatives:-

INFORMATIVES:-

1 DECISION PLANS

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

Application form;
Covering letter;
Drawing No. VDR-BPTW-01-ZZ-DR-A-3712 Rev C02 - Steel Balcony Details;
Drawing No.VD_E01 - Wintergarden Details;
Drawing No.L(00)001 Rev A - Location Plan;

Drawing No.VD_P00 - Ground Floor Plan Wintergardens;
Drawing No.VD_P01 - First Floor Plan Wintergardens;
Drawing No.VD_P02 - 2nd Floor Plan Wintergardens;
Drawing No.VD_S01 - Section through 2 high wintergarden stack;
Drawing No.VD_S02 - Section through 3 high wintergarden stack;
Drawing No.31-20 - Ground floor detail 31-20;
Drawing No.31-21 - Intermediate floor details 31-21;
Drawing No.31-21 - Intermediate floor details 31-21 (duplicate Drawing No, but different plan);
Drawing No.31-22 - Top floor head detail (3 high stack) 31-23;
Drawing No.31-23 - Top floor head detail (3 high stack) 31-23;
Drawing No.31-75 - Verge detail 31-75;
Drawing No.451 - Head Bracket 451;
Drawing No.452 - cill bracket 452;
Drawing No.453 - C bracket 453;
Drawing No.701 - Element 701;
Drawing No.702 - Element 702;
Drawing No.703 - Element 703;
Drawing No.704 - Element 704; and
Drawing No.705 - Element 705.

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) 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.

Dated: 27 April 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



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 or online at 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.