

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 28/06/2025 6:16 PM 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:	[REDACTED] Singlewell Road Gravesend Gravesend Kent

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I am writing to formally object to the planning application proposing the conversion and extension of the existing Premier Inn into a House in Multiple Occupation (HMO) accommodating 46 individuals. Despite claims made in the press, it is difficult to see how this development would benefit the local area. On the contrary, I believe it would be significantly detrimental to the community, both in the immediate and long term. One of the key concerns appears to be the increasing number of out-of-borough placements, particularly from London boroughs, into areas such as Gravesham and the wider Medway region. This proposal seems to be designed primarily to accommodate such placements, rather than address the housing needs of local residents. My specific concerns include: Strain on Local Services: A high-density single-occupancy HMO of this scale will place significant pressure on local services, including healthcare, transport, and waste management, which are already under considerable strain. Impact on Local Housing: The proliferation of HMOs distorts the housing market by reducing the availability of quality, affordable accommodation for local people. It also undermines efforts to maintain a balanced and sustainable housing supply. Effect on Community Character: High-density HMOs often lead to increased transience and reduce community cohesion. Such developments can change the nature of established neighbourhoods and increase concerns related to anti-social behaviour and safety. Out-of-Borough Placement Incentives: A particularly troubling aspect is the growing trend of London boroughs offering significant financial incentives to landlords to convert properties into HMOs. These incentives often prioritise profit
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over community needs, pricing local residents out of the rental market and encouraging housing practices that do not serve the long-term interests of Gravesham.

Given the existing pressure from out-of-borough placements and the impact of similar developments elsewhere, I believe it is essential to resist this application. Approving it would set a precedent for further conversions that do not align with the needs or best interests of the local community.

I urge the planning authority to reject this application and instead support development that provides genuinely affordable, sustainable housing for Gravesham residents.

Kind regards