



Application: 20250243

**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
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To: **Annie Guo, PPT London
C/O Tim Ellis, Tim Ellis Conservation Architect
Parsonage House
The Street
Smarden
Nr. Ashford
TN27 8QA**

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:

**26 King Street
Gravesend
Kent
DA12 2DU**

and being **Change of use to mixed use including performing arts theatre, performing arts instruction/teaching, public activities, nursery and children's activity centre, after-school club, and cafe/canteen** Your application dated 22nd April 2025 is permitted subject to the following:-

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

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 shall be carried out in accordance with the approved drawings and documents listed in the decision notice.

Application Form

Location Plan

Block Plan

KSG/GFP/E Rev A - Existing Ground and First Floor Plan

KSG/GFP/P Rev C - Proposed Ground and First Floor Plan

KSG/0424/01 - Court Room part plan and Section D-D as existing

Heritage Statement

Repurposing Gravesend County Court: A Catalyst for Community Development and Engagement

Document with information about the development

Noise Management Plan

Noise Impact Assessment

Terms and Conditions for Noise

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

3. The noise mitigation measures set out in the report titled 'BS8233 & BS4142 Assessment' dated 19 February 2026 by E2 Consultants Ltd shall be implemented in full prior to the commencement of the use hereby permitted and retained thereafter.

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 (2014).

4. The rating noise level from fixed plant and equipment associated with the development shall be at least 10dB below the existing LA90 background level at the nearest noise sensitive receptor when measured and assessed in accordance with BS4142:2014 (or any superseding standard).

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 (2014).

5. Amplified music, speech or other electronically amplified sound shall only take place with all external windows and doors closed (other than for access and egress).

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 (2014).

6. The performing arts theatre and associated teaching space shall operate only between 07:30 and 23:00 Monday to Sunday.

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 (2014).

7. The nursery and children's activity centre / after-school club shall operate only between 07:30 and 18:30 Monday to Sunday.

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 (2014).

8. The café/canteen shall operate only between 07:30 and 23:00 Monday to Sunday.

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 (2014).

9. The use shall operate in full accordance with the submitted Noise Management Plan and the measures contained therein shall be adhered to at all times.

Reason: To ensure appropriate management of operational noise.

10. No cooking, deep or shallow fat frying or any other form of cooking processes shall take place that would result in the emission of fumes, vapours, odours or noise requiring mechanical ventilations. No ventilation extraction system, flues or any other external ducting system shall be installed.

Reason: In the interests of the amenity of nearby residential premises in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

11. The external rear area shall only be used in connection with the nursery/children's activity centre during approved nursery operating hours.

Reason: To safeguard residential amenity.

12. Details of commercial waste and recycling storage arrangements shall be submitted to and approved in writing prior to first use. The approved arrangements shall be provided before occupation and retained thereafter.

Reason: To ensure satisfactory waste management in the town centre location.

13. The premises shall be used only for the mixed uses described in the application (performing arts theatre, instruction/teaching, nursery, children's activity centre, after-school club and ancillary café) and for no other purpose without express planning permission.

Reason: To ensure that the use of the premises remains compatible with its town centre location and to safeguard the amenities of nearby residential occupiers, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

14. Amplified music, speech or other electronically amplified sound shall not take place at any point within the cafe area.

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 (2014).

INFORMATIVES:-

1 WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.

ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.

iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.

iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

2 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

3 BUILDING REGULATIONS CONSENT

The granting of planning permission is independent from the granting of Building Regulations consent (which may, or may not, be required). In the event of a change to the scheme granted planning permission being required to satisfy the Building Regulations, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission]. Please contact <https://www.stgbc.org.uk/> for further information and to make an application.

4 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 39 of the National Planning Policy Framework (NPPF) 2024, 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.

5 LISTED BUILDING CONSENT

It should be noted that this permission does not supersede the necessity to obtain Listed Building Consent for associated internal or external alterations to the property.

Dated: 2 March 2026

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of 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.
- **For further information regarding Appeals and to make an application please click the relevant link:**  
<https://www.gov.uk/appeal-householder-planning-decision>  
<https://www.gov.uk/appeal-planning-decision>
- 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.