



Architects

Application

Re: planning application (ref. *PP-1120770*)

**4-5 Railway Place
Gravesend DA12 1AP**

**Application to make permanent a granted temporary
permission for change of use of ground floor from
Solicitors Office to a Taxi Office (Sui Generis)**

PLANNING STATEMENT

15th March 2022

DAC Architects

**21 Stone Street
Gravesend Kent DA11 0NP**

Job No: 5242

A planning application (ref. 20190540) for Change of use of the ground floor from Solicitors Office (Class B1) to a Taxi Office (Sui Generis) was granted temporary permission on 29th July 2019.

Condition no.1 of the approved planning application ref. 20190540 states:

"The use hereby permitted shall cease and the premises shall revert back to its authorised use within the meaning of Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended not later than 29 July 2022; at the end of the temporary period the premises shall be returned to a condition that is fit for purpose for its authorised use within Use Class B1 (Business)."

"The reason: The application raises concerns regarding the impact of the development on amenity and highway safety and therefore a temporary consent is required to assess these impacts and consider any complaints that may or may not arise from the development. Three years is considered long enough to assess the impact and either allow a permanent permission or refuse. It also gives the applicant time to find an alternative premises if it appears likely that a permanent permission would be refused."

The applicant is not aware of any complaints or concerns regarding the impact of the business since it's operation.

Further to this the applicant would like to outline the positive impact they have had as a business on the community and local community care services as follows:

'We are the only person company office on railway place with full working cctv. On many occasions we have helped security from Thames gate, the local town centre police and the north kent police. Thames way have sent officers to review our cctv and only last week they found a missing person by the person coming to our office for a taxi and could trace where the customer went through our tracking database we use. We have a lot of disabled customers using us for our location in railway place, we have no problem with the parking and Clive from parking said we can use his name as reference'.

Condition no.3 stated:

"The use hereby permitted shall only operate between the hours of 0500 and 0100 Sunday to Thursday and Bank Holidays and 24 hours on Fridays and Saturdays..."

The applicant does not seek to alter the opening hours previously granted for the temporary use. These are the opening hours for which we seek permanent permission.

Our application for the permanent use of the ground floor of 4-5 Railway Place as a taxi business seeks no material changes to the premises or changes to the operation of the business.

INFORMATIVES

Regarding the points made under 'Informatives' in the approved temporary approval notice, the applicant is not aware of any parking issues or concerns from Highways with regards to infringements on the limits of the highway since the premises has been operating as a taxi business.

HERITAGE STATEMENT

4-5 Railway Place is located within the King Street Conservation Area of Gravesend and located near the boundary with the Upper Windmill Street Conservation Area.

Historically, the mid terraced property was likely a dwelling; it has long since been occupied and used by small private businesses serving the local community. Formerly a solicitors' office, it now functions as a taxi business.

The application does not seek for any material changes to the premises; no impact on the heritage of the building is anticipated.

DAC Architects, March 2022