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 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Goldsmith Mews
Address Line 1	Garages Rear Of Osney Way Car Park
Address Line 2	Lower Higham Road
Address Line 3	Chalk
Town/city	Gravesend
Postcode	DA12 2ND

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
566934	173006

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of 14 existing lock-up garages and the erection of 4no. three-storey terraced homes, with associated parking, gardens, access, refuse and bike storage, and boundary treatments.

Reference number

20211415

Date of decision (date must be pre-application submission)

17/02/2022

Please state the condition number(s) to which this application relates

Condition number(s)

Conditions 5, 7, 9, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25

Has the development already started?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 5:

STU5768-R01 Rev B_Part1

STU5768-R01 Rev B_Part2

STU5768-R01 Rev B_Part3

STU5768-R01 Rev B_Part4

05 DTS 7897 Lower Higham Road Gravesend

Condition 7:

265460_Eval_report(1.4)

Condition 9:

82455 - 101 - P4 - Drainage Strategy

82455 - 102 - P2 - Drainage Construction Details

Condition 10:

82455 - 103 - P1 - Manhole and Pipe Schedule

82455 - 110 - P4 - External Works and Surfaces Finishes

82455 - 111 - P2 - External Works and Surfaces Finishes Construction Details

82455 - 201 - P2 - Retaining Wall

FS 646_104

FS 646_105

FS 646_106

FS 646_200B

Condition 11:

21366 Goldsmith Mews_Discharge of Condition 11

Condition 12:

21366 Goldsmith Mews_Discharge of Condition 12

Condition 13 & 22:

21366 Goldsmith Mews_Discharge of Conditions 13 and 22

Condition 14:

Goldsmith Mews - Energy Statement - July 2022

Goldsmith Mews - Part L Report - June 2022

Condition 15:

11917.RP01.AAR.1.13072022.SCC.Rev1

Ecodan_PUZ-WM_50-60-85-112_V_H-A_A_Service_Manual__OCH727_

Ecodan_PUZ-WM85VAA_Monobloc_Air_Source_Heat_Pump_Product_Information_Sheet

Condition 23, 24, 25:

2021-07 Drawing Register_REV_02_031022

2021-07_L-ZZ-00-100_GA_REV02

2021-07_L-ZZ-00-101_SURFACE FINISHES PLAN_REV02

2021-07_L-ZZ-00-102_LEVEL PLAN_REV02

2021-07_L-ZZ-00-105_PLANTING PLAN_REV02

2021-07_L-ZZ-00-500 PAVING KERBS EDGING DETAILS_REV02

2021-07_L-ZZ-00-501 PLANTING DETAILS_REV02

2021-07_L-ZZ-00-502 BIKE SHED DETAILS_REV02

2021-07_L-ZZ-00-600 PLANTING SCHEDULE

2021-07_L-ZZ-00-700 SPECIFICATION_REV01

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PRE20200255

Date (must be pre-application submission)

02/07/2020

Details of the pre-application advice received

Conclusions

The proposals have been assessed against the relevant adopted Development Plan policies and national policies in the NPPF, highlighting those issues that you will need to address should you wish to submit a planning application. In principle whilst there is no objection to the development of the site for residential purposes per se there is a fundamental issue relating to the quantum of development. The scheme as presented appears to be overdevelopment of the site. There are also concerns relating to the neighbour impacts of the development in terms of overlooking. There are concerns in relation to the impact on the future occupiers of the development from noise from the adjoining Parish Hall. That issue has not been considered at all and the layout does not present an attractive environment for the future occupiers of the site. There are also a number of issues and concerns relating to the design and layout that need to be considered prior to any formal planning submission particularly arising from the comments of Design South East (DSE) There are concerns and serious reservations relating to parking, access and turning within the site and there is an objection from the local highways officer that will need to be addressed. It is hoped that this information and this full analysis and assessment is of use to you.

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Hugh McEwen

Date

11/11/2022