

Application: 20260102

**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: **Reef and Partners
C/O Fiona Duffy, Boyer Planning
120 Bermondsey Street
London
SE1 3TX
United Kingdom**

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 28th January 2026 in respect of:-

Application for a non-material amendment to planning permission reference number 20200343 to allow the amendment of the wording for the eight affected conditions to enable the phased occupation of the scheme, these conditions are as follows Condition 2, Condition 10, Condition 12b, Condition 19, Condition 21, Condition 24, Condition 25, Condition 29.

at: **Land At Market Square And Horn Yard Car Parks
New Swan Yard
Gravesend
DA12 2EN**

Your attention is drawn to the following informatives

INFORMATIVES:-

A EXTENT OF THE APPROVAL

For the avoidance of doubt the approval hereby given is only for a non-material amendment to the wording of Condition 2, Condition 10, Condition 12b, Condition 19, Condition 21, Condition 24, Condition 25, Condition 29 of the development permitted under reference 20200343 and does not amend any other part of the permission or discharge any of the planning conditions attached to that permission subject to those conditions still subsisting or capable of taking effect.

The approved wording of the conditions is shown below:

B. APPROVED PLANS

The development hereby permitted shall be carried out only in precise accordance with the following schedule of approved plans:

3732-LJA-E0-XX-DR-A-00005 F - Site Location Plan;
3732-LJA-E0-ZZ-DR-A-00006 F - Block Plan;
3732-LJA-E0-B2-DR-A-04000 E - Proposed GA Basement Level 02 Plan;

3732-LJA-E0-B1-DR-A-04001 E - Proposed GA Basement Level 01 Plan;
 3732-LJA-E0-00-DR-A-04002 E - Proposed GA Level 00 Plan;
 3732-LJA-E0-01-DR-A-04003 E - Proposed GA Level 01 Plan;
 3732-LJA-E0-02-DR-A-04004 E - Proposed GA Level 02 Plan;
 3732-LJA-E0-03-DR-A-04005 E - Proposed GA Level 03 Plan;
 3732-LJA-E0-04-DR-A-04006 E - Proposed GA Level 04 Plan;
 3732-LJA-E0-05-DR-A-04007 E - Proposed GA Level 05 Plan;
 3732-LJA-E0-06-DR-A-04008 E - Proposed GA Level 06 Plan;
 3732-LJA-E0-07-DR-A-04009 E - Proposed GA Level 07 Plan;
 3732-LJA-E0-08-DR-A-04010 E - Proposed GA Level 08 Plan;
 3732-LJA-E0-09-DR-A-04011 E - Proposed GA Level 09 Plan;
 3732-LJA-E0-10-DR-A-04012 E - Proposed GA Level 10 Plan;
 3732-LJA-E1-00-DR-A-04100 D - Proposed E01 Level 00 GA Plan;
 3732-LJA-E1-01-DR-A-04101 D - Proposed E01 Level 01 GA Plan;
 3732-LJA-E1-02-DR-A-04102 D - Proposed E01 Level 02 GA Plan;
 3732-LJA-E1-03-DR-A-04103 D - Proposed E01 Level 03 GA Plan;
 3732-LJA-E1-04-DR-A-04104 D - Proposed E01 Level 04 GA Plan;
 3732-LJA-E1-05-DR-A-04105 D - Proposed E01 Level 05 GA Plan;
 3732-LJA-E1-06-DR-A-04106 D - Proposed E01 Level 06 GA Plan;
 3732-LJA-E1-07-DR-A-04107 D - Proposed E01 Level 07 GA Plan;
 3732-LJA-E1-08-DR-A-04108 D - Proposed E01 Level 08 GA Plan;
 3732-LJA-E1-09-DR-A-04109 D - Proposed E01 Level 09 GA Plan;
 3732-LJA-E1-10-DR-A-04110 D - Proposed E01 Level 10 GA Plan;
 3732-LJA-ZZ-B2-DR-A-04150 E - Proposed E02&3 Basement Level 02 GA Plan;
 3732-LJA-ZZ-B1-DR-A-04151 E - Proposed E02&3 Basement Level 01 GA Plan;
 3732-LJA-ZZ-00-DR-A-04152 E - Proposed E02&3 Level 00 GA Plan;
 3732-LJA-ZZ-01-DR-A-04153 E - Proposed E02&3 Level 01 GA Plan;
 3732-LJA-ZZ-02-DR-A-04154 E - Proposed E02&3 Level 02 GA Plan;
 3732-LJA-ZZ-03-DR-A-04155 E - Proposed E02&3 Level 03 GA Plan;
 3732-LJA-ZZ-04-DR-A-04156 E - Proposed E02&3 Level 04 GA Plan;
 3732-LJA-ZZ-05-DR-A-04157 E - Proposed E02&3 Level 05 GA Plan;
 3732-LJA-ZZ-06-DR-A-04158 E - Proposed E02&3 Level 06 GA Plan;
 3732-LJA-ZZ-07-DR-A-04159 E - Proposed E02&3 Level 07 GA Plan;
 3732-LJA-E0-XX-DR-A-05000 D - Proposed North Elevations;
 3732-LJA-E0-XX-DR-A-05001 D - Proposed North Elevations;
 3732-LJA-E0-XX-DR-A-05002 D - Proposed East Elevations;
 3732-LJA-E0-XX-DR-A-05003 D - Proposed South Elevations;
 3732-LJA-E0-XX-DR-A-05004 D - Proposed South Elevations;
 3732-LJA-E0-XX-DR-A-05005 D - Proposed South East Elevations E02&E03;
 3732-LJA-E0-XX-DR-A-05006 D - Proposed West Elevations;
 3732-LJA-E0-XX-DR-A-05200 D - E01 Façade Bay Studies 1/3;
 3732-LJA-E0-XX-DR-A-05201 D - E01 Façade Bay Studies 2/3;
 3732-LJA-E0-XX-DR-A-05202 D - E01 Façade Bay Studies 3/3;
 3732-LJA-E0-XX-DR-A-05210 D - E02 Façade Bay Studies 1/2;
 3732-LJA-E0-XX-DR-A-05211 D - E02 Façade Bay Studies 2/2;
 3732-LJA-E0-XX-DR-A-05220 D - E03 Façade Bay Studies 1/2; and
 3732-LJA-E0-XX-DR-A-05221 D - E03 Façade Bay Studies 2/2.

Phase 1: Block E03 complete 6th Feb 26 (dated 26/01/2026);

Phase 2: Blocks E01 (except 4x GF duplex units), E02 and Car Park complete 17th Apr 26 (dated 26/01/2026);

Phase 3: Block E01 4x GF duplex units and remaining highway/landscaping works complete 26th Jun 26 (dated 26/01/2026).

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

10. Sustainable surface water drainage

Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence details for sustainable surface water drainage shall be submitted to and approved, in writing by the Local Planning Authority. The detailed drainage scheme submitted shall

- (i) demonstrate that both the rate and volume of run-off leaving the site post-development will be restricted to that of the existing site during any rainfall event (up to and including the climate change adjusted 100yr critical storm)
- (ii) demonstrate that the existing on-site surface water flow-routes and accumulation points will not be altered in such a way that the development places property at risk from flooding during any rainfall event, up to and including the climate change adjusted critical 100yr storm,
- (iii) demonstrate that infiltration features are not located on parts of the site where contamination might be present
- (iii) include a timetable for its implementation, and
- (iv) include a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

The surface water drainage scheme shall thereafter be implemented in full prior to first residential occupation of each phase of the development and thereafter maintained and managed in accordance with the approved scheme. For the avoidance of doubt, the occupation of one phase shall not be prevented by the outstanding completion of works in any other phase of the development.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal; to ensure that the development does not contribute to, or is not put at risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants and to ensure ongoing efficacy of the drainage provisions, in accordance with policies CS18 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

12. Air Quality

- a) Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence details for an air handling system shall be submitted to and approved, in writing, by the Local Planning Authority. The air quality handling system shall then be installed in accordance with the approved details. For the avoidance of doubt the installation of the air handling system will ensure the indoor air quality of each apartment is good and will enable the windows to be kept closed to reduce disturbance from outside noise. The air handling system must bring in clean air to each residential apartment so as to create positive pressure to ensure that pollution from outside is prevented from entering the unit. The scheme must also include:
 - i. An inlet flow greater than the outlet flow to ensure a positive pressure;
 - ii. heat recovery;
 - iii. sealed windows on all roadside elevations when required by the ventilation company to ensure the air system works as required;
 - iv. the air supply must come from a suitable clean source e.g. a rear roof of building etc. Care must be taken to locate the inlet such that it ensures that only clean air is brought into the residential units and that excessively hot or cold air is not brought in; and
 - v. sound attenuation such that there is no breakout noise or vibration from the system.
- b) Prior to first occupation of the apartments in each phase of the development, a suitable post-completion commissioning report by a competent ventilation engineer confirming that the approved system has been incorporated into the residential apartments and that the systems fulfil the purpose (i.e. that it prevents outside air entering the residential apartments) shall be submitted to and approved, in writing, by the Local Planning Authority. For the avoidance of doubt this shall include an inspection by an officer of the Local Authority to see the system is in place and in suitable working order.

The approved scheme shall be maintained in full working order for the lifetime of the development.

Reason: To ensure a satisfactory environment for future residents in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

19. Hard Surface and Boundary Treatments

Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans a scheme of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the details shall include the following:

- o proposed boundary treatments,
- o delivery /drop off areas;
- o hard surface finishes to the vehicle parking areas (including the multi-storey car park, pedestrian accesses and amenity areas;
- o details of any retaining walls, steps, railings, walls, fencing, gates or other supporting structures (including the boundary treatment for the multi-storey car park);
- o details of the pedestrian access and circulation areas;
- o Internal courtyard;
- o Roof terraces/gardens; and
- o Pedestrian link from New Swan Yard to Crooked Lane.

The approved works shall be completed in accordance with the approved details prior to the completion of each relevant phase of the development, or the first occupation of any of the residential units in that phase or opening of the multi-storey car park (if forming part of that phase), whichever is sooner. For the avoidance of doubt, the occupation of one phase shall not be prevented by the outstanding completion of works in any other phase of the development.

Reason: To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents in accordance with Policies CS19 and CS20 Gravesham Local Plan: Core Strategy (September 2014)

21. Parking Spaces

Prior to each relevant phase of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, the vehicle parking areas shown on the approved plans shall be formed, surfaced, drained and marked out in accordance with a scheme first to be submitted to and approved in writing by the Local Planning Authority. Thereafter, notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to it in any statutory instrument revoking and re-enacting that Order, with or without modification, no development shall be carried out on the site in such a manner or in such a position as to preclude the use of or access to the reserved vehicle parking and turning areas. For the avoidance of doubt this includes the multi-storey car park, and the occupation of one phase shall not be prevented by the outstanding completion of works in any other phase of the development.

Reason: To ensure sufficient off street car parking provision is available to serve the development, in accordance with Policy CS11 Gravesham Local Plan: Core Strategy (September 2014) and saved Policy P3 of Gravesham Local Plan First Review (1994).

24. Cycle Storage

Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of the proposed cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage facilities shall be provided prior to first occupation of each relevant phase of the development and thereafter be retained for such purposes at all times. For the avoidance of doubt, the occupation of one phase shall not be prevented by the outstanding completion of works in any other phase of the development.

Reason: In order to encourage options for sustainable travel in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014) and saved Policy P3 of Gravesham Local Plan First Review (1994).

25. Refuse Arrangements

Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of the refuse arrangements shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste and security arrangements for the refuse stores. The approved refuse arrangements shall be provided prior to first occupation of each relevant phase of the development and thereafter be retained for such purposes at all times. For the avoidance of doubt, the occupation of one phase shall not be prevented by the outstanding completion of works in any other phase of the development.

Reason: In order to ensure the development is served by a suitable refuse storage area in the interest of amenity and in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

29. Bat/Bird Roosting Opportunities

Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, a scheme for providing bat/bird roosting opportunities at the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of each relevant phase of the residential units or use of the multi-storey car park hereby permitted. For the avoidance of doubt, the occupation of one phase shall not be prevented by the outstanding completion of works in any other phase of the development.

Reason: In order to enhance the biodiversity of the site in accordance with adopted Local Plan Core Strategy Policy CS12 of the Gravesham Local Plan: Core Strategy (September 2014).

C 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.

Dated: 23 February 2026

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

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.

