



Application: 20211026

**TOWN AND COUNTRY PLANNING ACTS
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED

To: **Mr B Arnold
C/O Mr Philip Graham, The Duncan And Graham Partnership
8 Cecil Square
Margate
Kent
CT9 1BD**

TAKE NOTICE that **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **DETERMINED THAT PRIOR APPROVAL** for the relevant matters for the development of land as described below **IS REQUIRED AND APPROVED**

at **Barn East Of Abbotsview
Northfleet Green
Gravesend
Kent
DA13 9PT**

and being **Application for determination as to whether prior approval is required for the proposed change of use and conversion of an agricultural building to 2no. 3 bedroom dwellings.**

Referred to in your application dated 12th August 2021.

CONDITIONS:-

1. The development hereby permitted shall be carried out only in precise accordance with the following schedule of approved plans and details, unless alternative details are approved pursuant to the conditions imposed on this decision notice:

Planning Application form (prior approval, Class Q) received 12 August 2021.
Planning Statement received 12 August 2021;
Drawing No. 01 - Location Plan and Proposed Block Plan received 12 August 2021
Drawing No. 02 - Existing Floor Plan, Elevations, Section and Block Plan received 12 August 2021; and Drawing No. 03 - Proposed Floor Plan, Elevations, Section and Block Plan received 12 August 2021.

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

2. No development shall commence until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model

Procedures if replaced), shall have been submitted to and approved in writing by the local planning authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the local planning authority. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to and approved in writing by the local planning authority according to the approved timescale.

Reason: To ensure that the development is carried out safely in the public interest and in accordance with Policy CS19 of Gravesham Core Strategy (2014).

Your attention is drawn to the following informatives

INFORMATIVES:-

1 TIME LIMIT FOR COMPLETION

In accordance with Part 3 Class Q.2 (3) of the Town and Country (General Permitted Development) (England) Order 2015, the development must be completed within a period of three years starting with the date of this decision notice.

2 SAMMS

It is a condition of any permission granted by a general development order that, in those cases where a development is likely to have a significant effect on a European site, either alone or in combination with other plans or projects, the development must not be begun until the developer has received written notification of the approval of the local planning authority under Regulation 73, of the Conservation of Habitats and Species Regulations 2010, which is expressly saved by Schedule 7 of the Conservation of Habitats and Species Regulations 2017. Pursuant to Article 3(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015, an application under Regulation 73 would therefore be required before development is begun.

3 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 38 of the National Planning Policy Framework (NPPF) 2021, 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.

4 LAWFUL DEVELOPMENT CERTIFICATE

This decision notice does not provide a formal determination of whether or not the proposed development is lawful under section 192 of the Town and Country Planning Act 1990 (as amended). Therefore should you require a formal determination from the Local Planning Authority as the lawfulness of the proposed works, you will need to apply for a Proposed Lawful Development Certificate. Any work carried out without seeking a formal determination will be carried out at your own risk.

5 NAMING & NUMBERING

As a result of the changes to this property, it appears that a change has to be made to the national property gazetteer. It is a legal requirement that a property or premises is registered.

The Naming and Numbering Certificate, when issued, will reduce location or delivery problems via Royal Mail or other carriers, and importantly for the Police, Ambulance, and Fire & Rescue services. Registration is also necessary to register to vote, for utility connections, and will avoid duplicate addresses.

The Naming and Numbering service is provided by the Borough Council. The on-line form is available at the Planning/House Numbering page of the council's web-site <http://www.gravesham.gov.uk/street-naming>. Please submit the application and the requisite fee in accordance with the guidance on the form.

Dated: 7 October 2021

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service