



TEFULZ

Application: 20211535

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: **Mr And Mrs P Martin
C/O Mr Philip Graham, The Duncan And Graham Partnership Ltd
8 Ceceil Square
Margate
Kent
CT9 1BD**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED TEMPORARY PERMISSION** for development of land situate at:

**Dawes Cottage
Northfleet Green
Gravesend
Kent
DA13 9PN**

and being **Retention of existing games and family room, whilst carrying out alterations to reduce the size of the existing building**. Your application dated 13th December 2021 is permitted subject to the following:-

1. The existing games and family room use allowed by this permission can continue until 1 September 2025. After that date the building must be removed and the land returned to its previous condition and use (for the keeping of horses and livestock).

Reason: The use is being allowed for three years in order to allow the applicants time to find alternative leisure accommodation for their son and to demolish the building as its current use is contrary to Policies CS02 and CS12 of the Core Strategy 2014 and Section 13 of the National Planning Policy Framework 2021.

2. The development as carried out shall accord with the following approved plans:

Application form received 10 December 2021.
Planning Statement received 10 December 2021.
Supplementary Planning Statement received 10 December 2021.
Drawing no. 02 (location plan) received 10 December 2021.
Drawing no. 03 (existing plans) received 10 December 2021.
Drawing no. 04 (proposed plans) received 10 December 2021.

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

3. The outbuilding hereby temporarily permitted shall only be utilised by Mr and Mrs Martin, their son and his carers and shall not be used overnight or let or sold at any time as a self contained, separate unit of living accommodation.

Reason: As a separate unit of accommodation would be inappropriate on this site, and in accordance with Policies CS02 and CS19 of the Core Strategy 2014.

4. Notwithstanding the provisions of Class A, Part 2 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015 (as amended) or any provision equivalent to it in any statutory instrument revoking and re-enacting or replacing that Order, no boundary treatment or forms of enclosure shall be erected unless prior written consent has been obtained, in the form of full planning permission, from the Local Planning Authority.

Reason: In the interests of retaining adequate private amenity space for the future occupiers of the dwellinghouse, in accordance with policy CS19 of the Core Strategy 2014.

5. No additional outside lighting shall be installed without the prior permission in writing of the Local Planning Authority.

Reason: To preserve the landscape character and amenity of this rural location in accordance with policies CS12 and CS19 of the Core Strategy 2014.

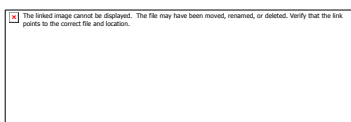
INFORMATIVES:-

1 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.

Dated: 14 June 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



Your attention is drawn to the following notes.

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**.
- **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.