

Steve Baker **Architect**

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30th August 2025

Gravesham Borough Council
Planning Department
Civic Centre
Gravesend
Kent DA12 1AU

Dear Sir/Madam,

A25270 – 71 Imperial Drive, Gravesend
Our reference – A25270/250830/GBC/SJB

On behalf of our Clients, Mr and Mrs G. Laker, the owners of the property, we confirm the submission online today of a Householder planning application, Planning Portal reference PP-142876700, for proposed works at 71 Imperial Drive Gravesend Kent DA12 4LR, comprising in addition to this covering letter:

- Completed application form,
- 1000 Location Plan,
- 1001 Existing Site Block Plan,
- 1002 Existing Site Photographs,
- 1010 Existing Ground Floor Plan,
- 1011 Existing First Floor Plan,
- 1013 Existing Roof Plan,
- 1020 Existing Section AA,
- 1021 Existing Section BB,
- 1030 Existing North Elevation,
- 1031 Existing South Elevation,
- 1032 Existing East Elevation,
- 1033 Existing West Elevation
- 1101 Proposed Site Block Plan,
- 1110 Proposed Ground Floor Plan,
- 1111 Proposed First Floor Plan,
- 1113 Proposed Roof Plan,
- 1120 Proposed Section AA,
- 1121 Proposed Section BB,
- 1130 Proposed North Elevation,
- 1131 Proposed South Elevation,

- 1132 Proposed East Elevation, and
- 1133 Proposed West Elevation.

The proposed works comprise a first floor single-storey front and side extension, a ground floor single-storey rear extension, and associated internal and external works.

The proposals are very similar to those granted planning consented recently for very similar properties in both the immediate and wider context, and are fully compliant with both national planning policies, including the NPPF and associated guidelines, and local planning policies including, in particular, the Gravesham BC Householder Extensions/Alterations Design Guide (SPD), with no detrimental impact on any adjoining property and, as such, should therefore be considered favourably.

Should there be any queries or concerns with any aspect of the proposals, we would be pleased to review the proposed works with yourselves in order to achieve an agreed and acceptable proposal prior to the determination of this application.

Please note that a respective Certificate B has been served by the applicant on the owners of the adjoining property, No. 69 Imperial Drive, solely because the existing ground floor frontage canopy only to No. 71 Imperial Drive, but no part of the proposed works, oversails the mutual property ownership boundary.

The respective application fee of £528 and the Planning Portal service charge of £85, both including VAT, will be paid separately and directly by the applicant.

We would be pleased to receive the following from you:

- Confirmation of receipt of this application, its validity, registration and that no further information is required,
- A receipt for the application fee,
- Confirmation of the timescale for the formal response to this application.

We look forward to your acknowledgement of receipt of this application at your earliest convenience.

Yours faithfully



Steve Baker
BA(Arch)(Hons) B.Arch(Hons)(Reilly) ARB RIBA

Principal

For and on behalf of Steve Baker Architect

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cc – Mr and Mrs G. Laker

Enc

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