

13 November 2024

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Planning Department Team

Gravesham Borough Council,

Civic Centre,
Gravesend,
DA12 1AU

Dear Sir/Madam

Re: Change of use from Class E to a Nail Salon (Sui Generis).

SITE LOCATION: 61, Pelham Road South, Gravesend, DA11 8QS

On behalf of our client, Mrs Ngoc Bich Thi Vu, I am pleased to submit this planning application for the above property, via the Planning Portal (ref: PP- 13561336).

The premises are located at Pelham Road South, Gravesend. The location is well represented with a mixture of national retailers together with a number of independent traders, estate agents and other local businesses.

The Property is a two storey, mid terrace building. Upper floor offers separate premises/property and are not included in the application. Hence, the application is for Ground floor retail unit only. (Please refer to submitted Floor Plans). The retail unit includes an open plan sales area with shop window display. The subjected property is not of any historic significance and according to Conservation areas Maps available at council's website, it is not located within any Conservation area.

The site is currently vacant with permission under Class E use. The proposal is to change the permission and start a Nail Salon. The access to the property is as existing from the front via Pelham Road South over the existing pavement. (Please refer to Location Plan). There is ample parking available at Pelham Road South and on the neighboring streets at restricted basis.

This Change of use planning application comprises the following documentation:

- This cover Letter outlining Planning Statement
- Online Application Form
- Correct Application Fee of £648.00, Paid Online via Planning Portal
- Site Existing Floor Plan (Scale 1:100)
- Site Proposed Floor Plan (Scale 1:100)
- Location Plan (Scale 1:1250)
- Site/Block Plan (Scale 1:500)

This planning application is for change of use only. The Site is currently vacant. The scope of the application reflects:

- The application does not involve any alteration to pedestrian or vehicular access.
- The application does not propose any development add/remove of parking spaces.
- The proposal does not affect the local landscape character.
- No changes or alterations are proposed to the existing drainage system of the site.
- According to Government's Flood map for planning, the site is not within an area at risk of flooding. Further, the site is not situated within 20 meters of a watercourse.
- The proposal does not include the gain, loss or change of use of residential and non-residential units or floorspace.
- This proposal does not involve the carrying out of Industrial or Commercial Processes and Machinery activities and processes.
- The proposal does not involve the use or storage of any hazardous substances.
- The site can be seen from a public road, public footpath, bridleway or other public land and the planning authority can carry out a site visit if necessary.
- The land to which the application relates is not the part of an Agricultural Holding.

Biodiversity Net Gain:

The Site is exempt from BNG as there is less than 25sqm/5 linear meters of impacted habitat on Site (which is not priority habitat), as per the Biodiversity Gain Requirements (Exemptions) Regulations 2024, the biodiversity gain condition does not apply to this application.

Planning Appraisal:

Nail bars have clearly become a well-established feature of modern high streets. The nail bar use is considered to align with the purpose of the Use Classes overhaul in September 2020, which aimed to 'better reflect the diversity of uses found on high streets and in town centres and to provide the flexibility for businesses to adapt and diversify to meet changing demands'.

Given the small size of the unit, being currently vacant and having previous permission under Class (E), the proposed change of use is considered to be appropriate to the commercial locality and there would be no material harm to the vitality of this retail location, which ensures that the proposed change application harmonises with the existing street scene. Moreover, the change of use is in line with the council strategy to strengthen the diverse town centers and promote retail uses.

Further, having regard to the nature of the proposed use and its surroundings, it is not considered that the size of the unit and the activities associated with such a use would cause any significant demonstrable harm to neighbor's amenity in the form of noise and disturbance.

Based on the above information, it is requested to grant the approval for change of use.

Please note that the national list of requirements and the local validation checklist have been fully adhered to in the preparation and submission of this planning application. Should you have any queries in respect of this submission, please do not hesitate to contact me. My contact details are included in the letterhead. Alternatively, I look forward to receiving your written confirmation of validation of the planning permission.

Yours sincerely,

Dr. Muhammad U Safdar

BSc (Hons), MSc, PhD, Member of ICE & BGA

Encl. As above

Cc. Applicant