

Steve Baker **Architect**

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21st August 2026

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

Dear Sir/Madam,

A26250 – 3 St. John's Road, Higham
Our reference – A26250/260821/GBC/SJB

On behalf of our Clients, Mr and Mrs A. Moore, the owners of the property, we confirm the submission online today of a Householder planning application, Planning Portal reference PP-15172501, for proposed works at 3 St John's Road Higham Rochester Kent ME3 7BY, 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,
- 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,
- 1130 Proposed North Elevation,
- 1131 Proposed South Elevation,
- 1132 Proposed East Elevation,
- 1133 Proposed West Elevation, and
- 5100 Schedule of External Materials.

The proposed works comprise the demolition of the existing rear conservatory extension, the erection of a new single storey rear extension and of a new open entrance porch, and the associated internal and external works including the internal and external removal of an existing chimney, a new public highway drop kerb, the replacement of all existing external windows and doors, and of pitched roof tiles, and a new external render finish to the existing building and proposed extension.

The proposals have been developed with due regard and reference to similar and comparable planning consented proposals for similar properties in the immediate area, in particular Nos 4 and 10 St. John's Road, and are wholly compliant with national and local planning policy, including Gravesham BC Supplementary Planning Document Householder Extensions/Alterations Design Guide October 2021, 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 and this application, 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.

The respective application fee of £548 and the Planning Portal service charge of £91, both including VAT, will be paid separately and directly by the applicant.

This application is significantly, if not wholly, in respect of the applicants' urgent need to provide the appropriate accommodation, maximising the useable single-level accessible ground floor area, and 24-hour personal care of an elderly relative, and a determination at the very earliest opportunity would be very much appreciated.

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



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Principal

For and on behalf of Steve Baker Architect



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