



Application: 20240233

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

**APPROVAL OF A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING
PERMISSION**

To: **Mr Richard Scripps
C/O Alder King Planning Consultants
Pembroke House
15 Pembroke Road
Bristol
BS8 3BA**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, **HAS APPROVED** detailed plan and particulars submitted on 14th March 2024 as a non-material amendment to the Notification of Grant of Planning Permission reference 20230584 to Develop Land dated 1 August 2023 in respect of:-

Conversion of barn to provide 2 dwellings consisting of a three bed dwelling and a one bed dwelling.

at **Parsonage Farm
The Street
Cobham
Gravesend
Kent
DA12 3DG**

and being **amendment to Condition 2 Approved Drawings List and Condition 6 Pre-commencement Condition.**

INFORMATIVES:-

1 EXTENT OF APPROVAL

For the avoidance of doubt the approval hereby given is only for a non-material amendment to the development permitted under application reference 20230584 on 1st August 2023, in relation to conditions 2 and 6 of that consent and does not amend any other part of the permission or discharge any of the other planning conditions attached to that permission subject to those conditions still subsisting or capable of taking effect.

2 EFFECT OF THIS DECISION NOTICE

The effect of this decision amends the wording of conditions 2 and 6 which shall hereafter read:

2. The development hereby permitted shall be carried out in accordance with the following schedule of approved plans:

Submitted with 20230584:

Application Form
Site Location Plan
P101 Rev A - Proposed Roof and Site Plans

P110 Rev A - Proposed Plans and Elevations
P102 Rev A - Proposed Ground Floor Plans
P103 Rev A - Proposed First Floor Plans
P300 - Proposed Section 1-1 - Details
Cover Letter
Bat Survey Report
3D Visualisations
Planning, Heritage and Design Statement
Environmental Assessment
3D Visualisations
Heritage Statement
Email confirmation of facts.

Submitted with 20240233:

P 101 A Revision A - Proposed Roof and Site Plan (Showing proposed trench).

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

6. Before the commencement of development, other than limited engineering operations shown on Plan 1038972/P 101A A relating only to the indicated trench, a scheme for the whole site to provide for the disposal of surface water run-off and incorporating sustainable urban drainage systems (SUDS), shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be implemented in accordance with the details approved pursuant to this condition and shall be completed prior to occupation of the development or in accordance with a timetable to be agreed in writing by the Local Planning Authority. The scheme submitted pursuant to this condition shall include the following, as appropriate:

- a) A scaled plan indicating the extent, position and type of all proposed hard surfacing (e.g. drives, parking areas, paths, patios) and roofed areas.
- b) Details of the method of disposal for all areas including means of treatment or interception for potentially polluted run-off.
- c) Scaled drawings including cross section, to illustrate the construction method and materials to be used for the hard surfacing (sample materials and literature demonstrating permeability may be required).

Reason: In order to ensure adequate arrangements for the disposal of surface water and in accordance with Policy CS18 of the Gravesham Local Plan Core Strategy September 2014).

3 APPROVED DRAWINGS AND DOCUMENTS

For the avoidance of doubt the approved drawings/documents are:

P 101 A Revision A - Proposed Roof and Site Plan (Showing proposed trench).

Dated: 9 April 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Ms Tava Walton
AD Planning

Your attention is drawn to the following notes

NOTES:

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite.

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.