



Application: 20221282

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

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND
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To: **(The Trustees) Elizabeth Huggins Cottages Charity
C/O Mr Joel Jenkins, Ubique Architects
Ubique Architects
11 Ashford House, Beaufort Court
Sir Thomas Longley Road
Rochester
ME2 4FA
United Kingdom**

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

**Elizabeth Huggins Cottages
Cross Lane West
Gravesend
Kent**

and being **Demolition of existing bungalows and erection of 2 x 2 bed and 3 x 3 bed dwellings** Your application dated 30th November 2022 is permitted subject to the following:-

1. The development hereby approved shall be begun not later than 3 years following the date of this decision.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Drawing No.PL-10 Revision P4 - Proposed Site plans;
Drawing No.PL-11 Revision P4 - Proposed Plans & Elevations Block A-B;
Drawing No.PL-12 Revision P2 - Proposed Plans Block F;
Drawing No.PL-13 Revision P2 - Proposed Elevations Block F; and
Drawing No.PL-14 Revision P4 - Block Plans and Location Plan.

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

3. The development hereby permitted shall be carried in accordance with the external materials approved by application 20211070.

Reason: To protect the visual amenities of the building and the surrounding area and to preserve the character and appearance of the area in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

4. No development shall commence on the dwelling joining onto blocks A or B until details of existing and finished site levels, finished external surface levels, [including the levels of no. 188 Wrotham Road and the finished floor level of the building[s] and street elevations for these units have been submitted to and approved by the local planning authority. The development shall be implemented in accordance with the agreed details.

Reason: In order to safeguard the amenities of neighbouring occupiers and in the interests of visual amenity of the area in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

5. (a) Notwithstanding the details shown on the approved plans and application form before first occupation of the dwellings the development details of a soft landscaping scheme (to include the planting of trees, hedges, shrubs and grassed areas) shall be submitted to and approved, in writing, by the Local Planning Authority.

b) The soft landscaping shall be carried out within 12 months of first occupation of the dwellings in accordance with the details approved pursuant to part (a) of this condition and thereafter maintained to the satisfaction of the Local Planning Authority for a period of not less than five years.

Reason To protect the visual amenities of the building and the surrounding area and to preserve the character and appearance of the area in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

6. Notwithstanding the details shown on the approved plans and application form before first occupation of the dwellings the hard landscaping shall be carried out in accordance with Drawing No. Drawing No.PL-14 Revision P4.

Reason: To protect the visual amenities of the building and the surrounding area and to preserve the character and appearance of the area in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

7. All construction operations authorised under this permission, including any demolition works, shall be carried out in accordance within the hours set out below (to be known as normal working hours), unless with the prior approval of the Local Planning Authority:

0700 to 1800 hours Monday to Friday; and

0800 to 1300 hours Saturday.

No work shall be carried out on Sundays, Bank or Public Holidays.

Reason To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity and in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

8. The development hereby permitted shall be constructed in accordance with the Construction Environmental Management Plan and construction access points approved by application 20191239.

Reason To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity and in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

9. The development hereby permitted shall be constructed in accordance with the comprehensive Code of Construction Practice approved by application 20191239.

Reason To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity and in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

10. The construction compound, and the storage of plant and equipment for the development shall be in accordance with the details approved by application 20191239.

Reason To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity and in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

11. The location of wheel washing and chassis cleaning equipment shall be provided on site in accordance with the details approved by application 20191239 and shall thereafter be used and kept on site for the duration of the construction works.

Reason To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity and in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

12. Construction access points into the site from Wrotham Road or Cross Lane West shall be in accordance with approved application 20191239. The development shall be carried out in accordance with the approved details and there shall be no obstruction to the approved visibility to the access points.

Reason To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity and in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

13. a) Approved remediation works shown in Phase 2 Geo-Environmental Assessment dated February 2021 Document Reference: 12545/GEI shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance). If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.
- b) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.
- c) Where applicable, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over an agreed period of time, and the provision of reports on the same, must be prepared and approved in writing by the Local Planning Authority.

Following completion of the measures identified in that scheme, and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the Local Planning Authority.

Reason To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 184 of the National Planning Policy Framework (2021).

14. The development shall be carried out in accordance with the recommendations stated in the trees report (G391) dated 10th July 2012.

Reason In order that the trees to be retained on site are protected during the construction phase and in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

15. The development shall be carried out in accordance with the statement of community involvement approved by application 20191239 and the approved statement of community involvement shall then be implemented to the satisfaction of the Local Planning Authority.

Reason In order to protect the amenity of existing occupiers and in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

16. Prior to first occupation of the dwellings the car parking spaces shall be formed, surfaced and suitably demarcated. Thereafter the parking spaces shall be kept available for such use and no development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order), shall be carried out that would preclude their use for car parking.

Reason To ensure sufficient off street car parking provision is available to serve the development, in accordance with Policy CS11 Gravesham Local Plan: Core Strategy (September 2014) and saved Policy P3 of Gravesham Local Plan First Review (1994).

17. All windows serving a bathroom/toilet room in the properties hereby approved, as indicated on the approved drawings, shall be fitted with obscured glazing at all times.

Reason In order to respect the privacy of the occupants and in accordance Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

18. No development under the provisions of Classes A, B, C and D of Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 [as amended shall be carried out on the dwellings hereby approved.

Reason In order that such development may be subject to planning control to ensure protection of the character of the area, the amenity of neighbouring residents and to retain sufficient private garden areas and in accordance Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

19. Notwithstanding the provisions of Article 3, and Part 1 Classes A and G of Schedule 2 to the Town and Country Planning (General Permitted Development)(England) Order 2015, as amended, or any provision equivalent to those Classes in any statutory instrument revoking and re-enacting that Order, with or without modification, no window, door or other form of opening shall be formed in the flank elevations of the dwellings hereby permitted.

Reason: In order to safeguard the amenity and privacy of the occupants of the neighbouring properties in accordance with Policy CS19 of the Gravesham Local Plan 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.

2 BUILDING REGULATIONS AND PARTY WALL ACT

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

3 NAMING & NUMBERING

As a result of the changes to this property, it appears that a change has to be made to the national property gazetteer. It is a legal requirement that a property or premises is registered.

The Naming and Numbering Certificate, when issued, will reduce location or delivery problems via Royal Mail or other carriers, and importantly for the Police, Ambulance, and Fire & Rescue services. Registration is also necessary to register to vote, for utility connections, and will avoid duplicate addresses.

The Naming and Numbering service is provided by the Borough Council. The on-line form is available at the Planning/House Numbering page of the council's web-site <http://www.gravesham.gov.uk/street-naming>. Please submit the application and the requisite fee in accordance with the guidance on the form.

4 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

Dated: 27 January 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

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.
- **For further information regarding Appeals and to make an application please click the relevant link:**
<https://www.gov.uk/appeal-householder-planning-decision>
<https://www.gov.uk/appeal-planning-decision>
- 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.