

**Application: 20230325**

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

**APPROVAL OF DETAILED PLANS AND PARTICULARS**

To: **Mr And Mrs King  
C/O Mr Steve Clarke, Graham Simpkin Planning Ltd  
2 The Parade  
Ash Road  
Hartley  
Kent  
DA3 8BG**

**TAKE NOTICE** that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **APPROVED** detailed plans and particulars submitted on 3rd April 2023 in accordance with conditions 4 and 5 (partial) of the Notification of Grant of Planning Permission reference 20221239 to Develop Land dated 30 January 2023 in respect of:-

**Demolition of existing detached dwelling and erection of replacement dwelling and associated works including landscaping, removal of existing outbuildings and swimming pool, a re-sited pedestrian and vehicular access from Pear Tree Lane and the stopping-up of the existing access.**

at: **Long Acre  
Pear Tree Lane  
Shorne  
Gravesend  
Kent  
DA12 3JT**

and being **Application for approval of conditions 4 and 5 (partial) attached to planning permission reference number 20221239 relating to details of the hard and soft landscaping.**

subject to the following Informatives:-

**INFORMATIVES:-**

**1 PLANS AND DOCUMENTS**

This decision was made on the basis of the following plans and documents:

Application form  
Cover letter dated 31 March 2023  
Drawing no. 401 Rev. A (Landscaping Conditions Plan)

**2 AVOIDANCE OF DOUBT**

For the avoidance of doubt the fully approved condition for this application relating to planning permission 20221239 is:

Condition 4 (Hard landscaping and surface finishes)

Condition 5 (Soft landscaping) - It is noted that the hedgehog box has been located directly next to the steps into the site and it is recommended that it is moved away from the steps to avoid disturbance. It is also recommended it is located within areas of vegetation.

### 3 **CONDITION REQUIREMENTS**

#### CONDITION 4

In line with the requirements of condition 4 of planning permission 20221239, you are advised of the need to construct the scheme in accordance with the approved details.

#### CONDITION 5

In line with the requirements of condition 5 of planning permission 20221239, you are advised of the need to carry out the landscaping works in accordance with the approved details.

#### REMAINING CONDITIONS

You are reminded of the need to comply with the remaining requirements of conditions 3 (external materials), 7 (bat mitigation strategy) and 9 (lighting strategy) of planning permission 20221239.

Dated: 24 May 2023

Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU

*Wendy Lane MRTPI*  
Assistant Director (Planning)  
**Planning Service**

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#### **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 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](mailto:enquiries@pins.gsi.gov.uk) or online at [www.planningportal.gov.uk/pcs](http://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.