



planning.general@gravesham.gov.uk / 01474 33 73 91
Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

1

Suffix

Property Name

Address Line 1

King Street

Address Line 2

Address Line 3

Kent

Town/city

Gravesend

Postcode

DA12 2EB

Description of site location must be completed if postcode is not known:

Easting (x)

564779

Northing (y)

174194

Description

Applicant Details

Name/Company

Title

Mr

First name

Alok

Surname

Yadev

Company Name

K Beverage LTD

Address

Address line 1

Office 17, Oak Lodge Business Centre

Address line 2

School Lane

Address line 3

Town/City

Norwich

County

Norfolk

Country

England

Postcode

NR9 3LB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☒ Yes
- ☐ No
- ☐ Not applicable

Please add details of all persons notified

Name of person notified:
***** REDACTED *****

House name:

Number:
45

Suffix:

Address line 1:
Boundaries Road

Address Line 2:

Town/City:
London

Postcode:
SW12 8EU

Date notice served:
01/08/2023

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

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:

1 - 2 King Street &
34 & 35 High Street
Gravesend
Kent
DA12 2EB

and being subdivision of the existing retail units at ground floor to provide 2 x new retail units, 1 x D2 Leisure together with the conversion and extensions of the upper floors. These will incorporate 1 office, and 35 residential units ranging from studio, 1 bed and 2 beds, as well as associated amenity, landscaping, parking, waste and cycle storage. Your application dated 3rd October 2019 is permitted subject to the following:-

Reference number

20191051

Date of decision

05/07/2021

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

The planning approval states that the retail unit is under the class A1. We understand that the usage classed were updated in 2020 and we are applying for confirmation that the unit is now classified as Class E rating?

There is also a condition regarding opening hours current stated as follows:

Monday to Saturday 8-00 am to 18-00 pm
Sunday 10-00 am to 16-00 pm

The new tenant would like to extend the possible opening hours as follows:

Monday to Saturday 7-00 am to 21-00 pm

Please state why you wish to make this amendment

The new tenant of the retail premises is a national brand coffee shop (Starbucks) and Class A1 does not allow for this category hence the new class E is required.

the additional opening hours are to allow the store to provide the service to the community for longer periods and at times that will be used by commuters at the beginning and end of the day.

Are you intending to substitute amended plans or drawings?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

05/10/2023

Details of the pre-application advice received

We spoke to Mrs Waterman regarding the usage class issue and she advised that if the client required a formal document to confirm that the premises could be used for a coffee shop and in order to request the additional change to the approved opening hours that a change of condition application would be required.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Andrew Wilson

Date

10/10/2023