



Application: 20250019

**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: **Guru Nanak Darbar Gurdwara
C/O Mr Jeff Haskins, Haskins Design Ltd
Troy, 18 C
City Way
ME1 2AB
United Kingdom**

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 10th January 2025 as a non-material amendment to the Notification of Grant of Planning Permission reference 20220728 to Develop Land dated 31 January 2023 in respect of:-

Conversion of existing building to accommodate 14 residential apartments with ancillary cycle and bin storage facilities

at **Former Guru Nanak Darbar Gurdwara
Clarence Place
Gravesend
Kent
DA12 1LD**

and being **Application for a non-material amendment to planning permission reference number 20220728 to allow amendments to Condition 7 and condition 13 to include subject to receiving satisfactory information, partial approval can be issued for each of the 2 phases of works.**

Subject to the conditions specified hereunder:-

CONDITIONS AND REASONS

Condition 7

- 1 Before the windows and doors hereby approved are installed, details of their material, design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:10 scale, and ½ or full size, shall be submitted to and agreed in writing by the Local Planning Authority. These details shall be supplied for:
- i) The rear/north elevation
 - ii) The front/south elevation
 - iii) The eastern elevation
 - iv) The western elevation

The works shall be carried out only in accordance with the agreed window and door details.

Reason: Inadequate details of these matters have been submitted with the application and to ensure the development preserves the character and appearance of the Conservation

Condition 13

2 Before the rooflights, including dormer windows, hereby permitted are installed, a detailed specification of all new rooflights, dormer windows shall be submitted to and agreed in writing with the Local Planning Authority. These details shall be supplied for:

- i) The rear/north elevation
- ii) The front/south elevation
- iii) The eastern elevation
- iv) The western elevation

The development shall only be carried out in accordance with the approved details. The rooflight(s) specification shall include details of:

- o Size;
- o Material;
- o Colour;
- o Method of opening;
- o Method of fixing; and
- o Appearance.

Reason: To ensure the development preserves the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

Your attention is drawn to the following informatives

INFORMATIVES:-

1 EXTENT OF THE APPROVAL

Pursuant to the procedure introduced under s.96A of the Town and Country Planning Act 1990 the Local Planning Authority has determined that the amendment to the planning permission granted under reference 20220728 (being for the conversion of existing building to accommodate 14 residential apartments with ancillary cycle and bin storage facilities) to allow for alterations to conditions 7 and 13 to enable these conditions to be discharged in phases would constitute a non-material amendment such that a separate planning application for the works would not be required.

This decision notice should be read in conjunction with the original planning permission, reference 20220728, permitted by the Local Planning Authority on 31 January 2023 and has the effect of altering conditions 7 and 13 only insofar as the phasing of the development.

For the avoidance of doubt the approval does not amend any other part of the planning permission or discharge any of the planning conditions.

2 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 39 of the National Planning Policy Framework (NPPF) 2024, 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.

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 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.