



Application: 20221171

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

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

To: **Mr Abul Kalam
C/O Mr Chris McMullon, Sevenscroft Ltd
277 Canterbury Road
Kennington
Ashford
Kent
TN24 9QW**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, **HAS REFUSED** detailed plans and particulars submitted on 2nd November 2022 as a non-material amendment to the Notification of Grant of Planning Permission reference 20220274 to Develop Land dated 9 May 2022 in respect of:-

Erection of part single storey rear extension to form a one bedroom one person flat, part two storey extension and alterations to existing flat arrangement to provide a one bedroom two person flat. Retention of the existing shop.

at **123 Singlewell Road
Gravesend
Kent
DA11 7QA**

and being **Application for non-material amendment to planning permission reference number 20220274 to allow the bin store and front door to be relocated, front door replaced with a window, shop and flat retained in existing position along with the staircase.**

and the grounds of refusal are:

- 1 The Local Planning Authority is of the opinion that the proposed alterations, notably the increase in size of the new extension and installation of a roller shutter, represent a material change to the original permitted application. In addition to this, the plans now show the use of part of the shop as residential incorporating the kitchen and stairs for flat 2 which requires a change of use application and therefore cannot be dealt with as a non-material amendment.

Your attention is drawn to the following informatives

INFORMATIVES:-

1 SUBMITTED DRAWINGS

Application form
Drawing no. 2021/47/23A (proposed elevations)
Drawing no. 2021/47/21A (proposed ground floor plan)
Drawing no. 2021/47/22A (proposed first floor plan)
Drawing no. 2021/47/20A (site location and block plan)

2 PRE-COMMENCEMENT CONDITIONS

The applicant is reminded that the original planning permission 20220274 contains a pre-commencement condition (Condition 6 - Code of Construction and Demolition Practice) that has not, to date, been complied with. The applicant is reminded that this is a breach of the planning permission.

3 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.

Dated: 16 November 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

Accordingly, a fresh application will be required.
