



Application: 20231094

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

NOTIFICATION OF REFUSAL OF PERMISSION TO DEVELOP LAND
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To: **Anderson Okporho**
C/O Vipinachandran, Chandran Hughes Architects Ltd
16 Ardwell Avenue
Ilford
IG6 1AW

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

4 St Georges Crescent
Gravesend
Kent
DA12 4AR

and being **Change of Use from Class C3 Dwellinghouse to Class C2 Residential Institution.**

Your application dated 25th October 2023 is refused on the following grounds:-

1. The application fails to safeguard the amenity of future occupiers, by providing substandard and undersized rooms for the number of occupants, staff and visitors contrary to Gravesham's Residential Layout Guidelines (2020). Therefore, it would be a cramped form of development that is harmful to amenity and contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2023).
2. The application fails to demonstrate that the amenity of neighbouring properties would be safeguarded in terms of any noise or disturbance impact that would arise from the development. As such the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2023).
3. The proposal fails to include a parking layout plan and detailed information to demonstrate that the development would not have a detrimental impact on highways and parking. As such the proposal is not considered to comply with Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and saved Policy P3 of the Local Plan First Review (1994).

INFORMATIVES:-

1 DECISION PLANS

For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

Application Form - dated 14 October 2023;
Design and Access Statement produced by Chardran Hughes Architects - dated October 2023;

Supplementary Information - Location Risk Assessment for Children' Home (produced by PCS Services Ltd);
Supplementary Information - Statement of Purpose (produced by PCS Services Ltd);
Supplementary Information - Welcome to St Georges House documents;
Supplementary Information - Standards for Independent and Semi-Independent Provision for Looked-after Children (December 2021) (by Department for Education);
Supplementary Information - What Types of Needs do Children's Homes Offer Care For (8 July 2022) (by GOV.UK);
Supplementary Information - Why do Children go into Children's Homes (13 April 2022) (by GOV.UK);
Drawing no. SGC-CHA-XX-DR-0001 - Site Location and Block Plan;
Drawing no. SGC-CHA-XX-DR-0002 - Existing Ground Floor Plan;
Drawing no. SGC-CHA-XX-DR-0003 - Existing First Floor Plan;
Drawing no. SGC-CHA-XX-DR-0004 - Existing Roof Plan;
Drawing no. SGC-CHA-XX-DR-0005 - Existing Elevations;
Drawing no. SGC-CHA-XX-DR-0006 - Existing and Proposed Sections;
Drawing no. SGC-CHA-XX-DR-0007 - Proposed Ground Floor Plan;
Drawing no. SGC-CHA-XX-DR-0008 - Proposed First Floor Plan;
Drawing no. SGC-CHA-XX-DR-0009 - Proposed Roof Plan;
Drawing no. SGC-CHA-XX-DR-0010 - Proposed Elevations.

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 38 of the National Planning Policy Framework (NPPF) 2023, 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: 20 December 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of 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>

- 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.