

Application: 20240378

**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: **Simply
C/O Miss Laura Grimason, Gillings Planning
2 Wessex Business Park
Colden Common
Winchester
SO21 1WP**

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 24th April 2024 in accordance with condition(s) 3, 4 and 5 of the Notification of Grant of Planning Permission reference 20231182 to Develop Land dated 12 March 2024 in respect of:-

Application for the variation of condition 2 attached to planning reference 20221251 for the construction of a care home (within Class C2) associated parking, access, drainage, boundary treatments, landscape and other associated works; to allow the increase of 65 bedrooms to 75 bedrooms and the provision of a basement.

at: **Site Of Battle Of Britain
Coldharbour Road
Northfleet
Gravesend
Kent
DA11 8NT**

and being **Application for the approval of conditions 3, 4 and 5 attached to planning permission reference number 20231182 relating to Code of Construction Practice/Construction Management Plan; Sustainable Surface Water Drainage Scheme and Infiltration; Tree Protection and Tree Works/Removal.**

subject to the following Informatives:-

Your attention is drawn to the following informatives

INFORMATIVES:-

1 APPROVED DRAWINGS AND DOCUMENTS

For the avoidance of doubt the approved drawings/documents are:

C003 Rev B - External Construction Details
602D - Arboricultural Impact Assessment and Arboricultural Method Statement
Covering Letter
Construction Management Plan Rev A
Drainage Strategy

Construction Environmental Management Plan (CEMP)
Email from Agent with additional information on Climate Change Allowance and Pollutant Prevention Measures

C002 Rev H - Drainage Layout
C004 Rev A - Drainage Details
SI Extract
Drainage Strategy Revision A
Ground Investigation Report
2271_P_007 Rev D - Site Plan Setting Out Tree Protection Fences
Email dated 24/05/24 from agent with additional information

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.

3 AVOIDANCE OF DOUBT

For the avoidance of doubt the fully approved conditions for this application relating to planning permission 20231182 are:

Condition 3 (Code of Construction)
Condition 4 (Sustainable Surface Water Drainage Scheme)
Condition 5 (Tree Protection and Tree Works/Removal)

4 CONDITION REQUIREMENTS

In line with the requirements of condition 2 of planning permission 20231182, you are advised of the need to implement the development in accordance with the approved details.

5 REMAINING CONDITIONS

You are reminded of the need to comply with the requirements of the following conditions on planning permission 20231182;

- o Condition 6 (Approved Materials);
- o Condition 7 (Contaminated Land - Desk Study Report);
- o Condition 8 (Boundary Treatments);
- o Condition 9 (Details of Plant and Equipment);
- o Condition 10 (Noise Control);
- o Condition 11 (Sustainable Surface Water Drainage Scheme and Infiltration);
- o Condition 12 (Ground Levels and Floor Levels);
- o Condition 13 (Parking Provision);
- o Condition 14 (Cycle Parking Provision);
- o Condition 15 (EV Charging Points);
- o Condition 16 (Travel Plan);
- o Condition 17 (Access and Visibility);
- o Condition 18 (Soft Landscaping);
- o Condition 19 (Pedestrian Footway);
- o Condition 20 (External Lighting);
- o Condition 21 (Hard Landscaping);
- o Condition 22 (Refuse Arrangements);
- o Condition 23 (Watching Brief);
- o Condition 24 (Restriction on Use);
- o Condition 25 (Prohibition on Gates);

- o Condition 26 (Tree Protection - Methodology);
- o Condition 27 (Tree Protection - Supervision Records); and
- o Condition 28 (Tree Protection - Protection Measures

Dated: 25 June 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

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.