

Gravesham Borough Council
Planning Department
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

30th November 2023

Dear Sirs,

Re: Objection to Planning Application: 20231010
Sir John Falstaff, Gravesend Road, Higham, Rochester, Kent ME3 7NZ

As a Parish Council, we feel it is in the best interest of our village and fellow residents to object to the planning application that has been submitted for the four-bed dwelling house on the land to the rear of Sir John Falstaff public house with associated car parking and landscaping, including reconfiguration of the public house car park and beer garden.

We have several reasons for objecting to this planning application.

The development proposals are situated within the curtilage of the Grade II Listed Sir John Falstaff public house and will have a detrimental affect on the setting of this Listed Building. As well as being close to this Listed Building, the Sir John Falstaff adjoins Charles Dickens' Wilderness, i.e., the garden he had on the north side of the Gravesend Road (A226), where he situated his Swiss chalet, which he used for writing. As set out in the description of the Grade I Listed Gads Hill Place, Charles Dickens built a pedestrian tunnel under the Gravesend Road so that he could access the Wilderness in private. This subway would appear to form part of the Grade I listing and the erection of the proposed dwelling would also adversely affect the setting of the Wilderness and the pedestrian tunnel.

Our councillors feels that additional buildings in the proposed location would dilute the character of the area and the historic importance and if this planning application was approved, it would set a precedent for similar infills of properties. Moreover, the location of the proposed dwelling is in proximity to or within the Green Belt.

To add to our reasons for objecting, our councillors feel the proposed dwelling would be situated very close to the Sir John Falstaff public house, resulting in noise and disruption for the new residents. Furthermore, it raises concerns that the proposed dwelling would overlook nearby existing properties and be particularly detrimental to the property adjacent to the public house.



HIGHAM PARISH COUNCIL

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Furthermore, the erection of the proposed dwelling would result in two fewer parking spaces in the pub's existing car park, which would have a negative impact on the pub's business, especially at peak times. Having two fewer parking spaces, vehicles could look for alternative parking arrangements, which could be on the A226 Gravesend Road outside the front of the Sir John Falstaff public house. This carries safety concerns due to the cycle lane on that main road that would be obstructed if vehicles were to park here.

Please consider our objections carefully when reviewing this planning application.

Yours faithfully



Assistant Clerk
Higham Parish Council