

Our Ref: GM/98198



18 February 2026

Gravesham Borough Council
Planning Department
Civic Centre
Gravesend
DA12 1AU

Dear Sir / Madam

**ADRIAN SCRIPPS LTD
PARSONAGE FARM, THE BARN, COBHAM
APPLICATION TO DISCHARGE CONDITION 6 OF PLANNING PERMISSION 20230584 (AS
AMENDED BY 20240233)
PLANNING PORTAL REFERENCE: PP-**

On behalf of our client, Adrian Scripps Ltd, please find enclosed an application to discharge condition 6 of planning permission 20230584 (as amended by 20240233), relating to the disposal of surface water run-off.

Background

Planning permission was granted on 1st August 2023 for the conversion of the barn to provide 2 dwellings. A non-material amendment was approved on 9th April 2024 to allow for conditions 2 and 6 to be amended such that a plan was inserted into the permission (condition 2) to show a trench that would be dug to implement the permission and condition 6 would be amended to allow the trench to be dug without the need for the drainage scheme to be submitted.

The trench was dug, implementing the development, and a lawful development certificate was sought to confirm this. However, the LPA refused the lawful development certificate, stating that condition 6 still needed to be discharged. The applicant strongly refutes this, and has submitted an appeal against the decision. The amended wording of condition 6 clearly states that

"Before the commencement of development, other than limited engineering operations shown on Plan 1038972/P 101A A relating only to the indicated trench, a scheme for the whole site to provide for the disposal of surface water run-off and incorporating sustainable urban drainage systems (SUDS), shall be submitted to and approved in writing by the Local Planning Authority."

In our view, there can be no reasonable reading of the amended condition, other than to allow the development to be commenced (through the digging of a trench) without the need for the drainage scheme to be submitted.

The appeal was submitted in February 2025, and a start date received on 27 March 2025. Notwithstanding that, the appeal is still outstanding and our client cannot risk a decision on the appeal arriving *after* the expiry of the planning permission on 1st August 2026. It is for this reason that they have gone to the expense of commissioning a drainage scheme and submitting this application for the discharge of condition 6.

Application Submission

The application consists of the following documents:

- Completed application forms
- Drawing 1910 C010 Rev P2
- Soakaway Calculations
- Application fee of £298, paid via the planning portal

We trust that the above documents will be sufficient for the local planning authority to confirm that the requirements of amended condition 6 (from 20240233) have been met, and that the condition can be discharged.

We look forward to confirmation of validation shortly.

Yours faithfully



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Partner

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