



Application: 20211311

**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: **Reef Group
C/O Miss Kelly McCann, Knight Frank
Knight Frank
55 Baker Street
London
W1U 8AN**

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 20th October 2021 in accordance with condition 28 of the Notification of Grant of Planning Permission reference 20200343 to Develop Land dated 21 December 2020 in respect of:-

Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian links, landscaping, highway and other associated works.

at: **Land At Market Square And Horn Yard Car Parks
New Swan Yard
Gravesend
DA12 2EN**

and being **Application for approval of condition 28 attached to planning permission reference number 20200343 relating to details of balconies and balustrades.**

subject to the following Informatives:-

Your attention is drawn to the following informatives

INFORMATIVES:-

1 DECISION PLANS

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

CONDITION 28 - details of balconies and balustrades.

Application form;

Covering Letter - dated 15th October 2021;

3732-LJA-ZZ-XX-DR-A-21200 - Balcony Type 01 Component;

3732-LJA-ZZ-XX-DR-A-21201 - Balcony Type 02 Component Drawing;

3732-LJA-ZZ-XX-DR-A-21202 - Balcony Type 03 Component Drawing;

3732-LJA-ZZ-XX-DR-A-21203 - Balcony Type 04 Component Drawing;

3732-LJA-ZZ-XX-DR-A-21210 - Sitewide Typical Balcony Cross Section;

3732-LJA-ZZ-XX-DR-A-21215 - Sitewide Typical Balustrade Component ;
3732-LJA-ZZ-XX-DR-A-21402 - Sitewide Brickwork Section Details 03 of 06;
3732-LJA-ZZ-XX-DR-A-21435 - Sitewide Aluminium Framed Sliding Door to Balcony Threshold;
and
3732-LJA-E01-XX-DR-A-21216 - 01 Juliet Balustrade Component Drawing.

2 BALCONIES AND BALUSTRADES - RESIDENTIAL MANAGEMENT PLAN

For the avoidance of doubt the Local Planning Authority would expect the future residential management company for the development to ensure that all private balconies are free from inappropriate clutter such as bamboo wicker or other types of makeshift screening.

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: 8 December 2021

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (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.

COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.