



Mr Ethan Bonthron
Gravesham Planning Department
Sent via email

23rd January 2025

Ref 20241133 Land adjacent to 35 Clarence Place

Dear Mr Bonthron

As you are aware the Windmill Hill Association represents the residents (450) of the conservation area with an active interest in the conservation of the heritage assets within it.

We know you have received a number of letters objecting to the above referenced planning application and the association supports those letters of objection.

We have reviewed the application and would like the council to object to the application.

The land in question is described in Gravesham's conservation appraisal as being positive open space and the view from the top of Windmill Hill through the land as a positive view to the area. The plan to build on the land will block the view and take away the positive open space. The development does not enhance the conservation area.

We are surprised by the scale of building the owners wish to build in this development given the difficulty of pursuing developments which affect the setting of buildings in the Windmill Hill conservation area. A much smaller development has been refused by the council in previous years.

The scale of the proposed development is larger in scale than the adjacent building and will dwarf the veterans club next door.

I had previously mentioned to the council at the time the previous planning application was refused, that the gardens were a war memorial and planted with white crocus. The council bought back the land after selling. The WHA is surprised that the land has been sold again and without the site being offered on the open market/auction.

The application lacks some elevations and methods of construction and detailing and it is difficult to make a more detailed appraisal.

If the council is minded to grant permission could you please include conditions to control aspects of details and working hours.

For the avoidance of doubt the resident's association asks the council to refuse this application as the proposals will cause harm to the conservation area.

Regards

