
From: Waterman, Avril
Sent: 17 November 2021 15:26
To: Info@barronedwards.co.uk (info@barronedwards.co.uk)
Subject: 20211184-130 Old Road East
Attachments: 20211184-130 Old Road East.pdf

Please find attached a copy of the Decision Notice regarding the above application.

Please note - We now publish the Delegated Decision Report online at www.gravesham.gov.uk/planning-search. This sets out how the decision was reached and a summary of which matters were taken into account.

A range of levels of pre-application advice (and applicable charges) are available at the following webpage:

<https://www.gravesham.gov.uk/home/planning-and-building/apply-for-planning-permission/pre-application-service>

- should you require further advice regarding amendments to any permission granted, or where permission has been refused and you wish to discuss amendments to the proposals. Please review the Delegated Report prior to requesting any further advice, as the Report may help to explain how significant any concerns raised are, or indicate the likelihood of gaining permission for amendments to approved developments from the Council.

Kind regards

Mrs Avril Waterman

Customer NSIP Project Support Officer (Planning & Regeneration)

Mobile 07857664432 (Available from 8am – 12noon and 13:00 – 16:00)

Gravesham Borough Council

PLEASE NOTE I am working at home until further notice. Should you wish to contact me please send me a direct email in the first instance with your contact details for me to respond to your request

email: avril.waterman@gravesham.gov.uk

New Supplementary Planning Document - Householder Extensions/Alterations Design Guide SPD

The Council adopted the Householder Extensions/Alterations Design Guide SPD on 4 January 2021 subject to final alterations, which have now been made, the document has been adopted on 1 October 2021. A copy of the SPD, together with the Schedule of Representations, Statement of Community Involvement and the Adoption Statement are available for public inspection on the Gravesham Borough Council website <https://www.gravesham.gov.uk/home/planning-and-building/supplementary-planning-guidance/supplementary-planning-guidance>

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Application: 20211184

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: **Mr Thamey
C/O Miss Han Ebcin, Barron Edwards Ltd
Whitehall Place
47 The Terrace
Gravesend
Kent
DA12 2DL**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PERMISSION** for development of land situate at:

**130 Old Road East
Gravesend
Kent
DA12 1PF**

and being **Retrospective application for a single storey rear extension**. Your application dated 27th September 2021 is permitted subject to the following:-

1. The development hereby permitted shall be completed and retained only in precise accordance with the following schedule of approved plans and details, unless alternative details are approved pursuant to the conditions imposed on this decision notice:

Application form received 27 September 2021.

Drawing no. 001 rev A (site location plan) received 27 September 2021.

Drawing no. 02 rev A (plans) received 27 September 2021.

Reason: For the avoidance of any doubt and in the interest of proper planning.

2. Within three months of this decision notice, the cladding shown on drawing no. 002 rev A and listed on the submitted planning application form received 27 September 2021 shall be installed on all sides of the extension and retained thereafter.

Reason: To protect the amenities of neighbouring properties in accordance with Policy CS19 of the Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

INFORMATIVES:-

1 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed,

applicants are advised to seek advice from the Local Planning Authority as proceeding without the necessary permissions could nullify this permission.

2 BUILDING REGULATIONS AND PARTY WALL ACT

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

3 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-TAKING

In accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015 and paragraph 38 of the National Planning Policy Framework, the Local Planning Authority has approached the assessment and determination of this application in a positive and proactive manner and, where appropriate, has worked 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. In this instance, the application adheres to local and national policy.

Dated: 17 November 2021

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

NOTIFICATION TO APPLICANT

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.