

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 27/03/2024 11:01 PM from [REDACTED]

Application Summary

Address:	The Peacock Public House 78 Peacock Street Gravesend Kent DA12 1EG
Proposal:	Conversion of the first and second floor 4 bedroom flat into a 5 bedroom HMO.
Case Officer:	Mrs Lisa Fisher

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] St Andrews Road Gravesend

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: To whom it may concern,

In relation to the planning application I received in the post, I would like to formally object to the application for the development into a HMO.

Firstly, as a resident of St Andrews Road, the parking in the local area is extremely limited. It is difficult and stressful to find parking in this road or Peacock Road around the corner due to the constrained number of spaces for residents. Despite having a parking permit, residents can struggle to get spaces due to post office workers along with gym commuters parking in the road where parking enforcement officers rarely check, and only one side of the road has permit restrictions. I think the addition of a HMO to an area where parking is constantly in limited supply will cause further issues with local residents and cause strain to local resources in the area. It would be better to build a HMO in an area where there is ample parking available. The other weekend, I was unable to drive my car because someone had double parked in the road, blocking me in. They did not return until the early hours of the morning to remove their vehicle. This is dangerous if emergency services needed to come down the road as they would struggle to fit if there is a car parked in the middle of the road. Therefore, adding more residents or visitors to an area already struggling for parking would put strain on the community.

The Peacock pub is a beautiful historical landmark representing the historical culture of Gravesend. By redesigning and redeveloping the site, I worry it will lose the local design of the area whilst getting rid of something rich in our history. As someone born in Gravesend, whilst I understand that the local area has developed over time to try to keep up with public demand and modern developments, I think it vital we should not lose the cultural heritage of the local area. The design will likely not be in keeping with the local area.

The redevelopment works will cause excessive noise and be a disturbance to the local residents. As a resident these planning works will negatively impact my home life.

Lastly, in 2023 my car was damaged by local youths in the area. I had CCTV footage of the incident but was unable to identify the assailants. I worry that with a HMO, there will be an increase in antisocial behaviour. I am already concerned about the increase in noise and disruption, fly tipping which is a regular occurrence in St Andrews Road and Peacock Street, as well as criminal damage to cars and property. Between 2019 and 2023 alone, "Gravesham's rate of ASB incidents per 1,000 population remained the second highest in Kent at 21.4 incidents compared to a Kent average rate of 17.6 incidents" (<https://www.gravesham.gov.uk/downloads/file/118/anti-social-behaviour-strategy-2019-23#:~:text=Police%20recorded%20incidents&text=However%2C%20despite%20this%20decrease%2C%20Gravesham's,average%20rate%20of%2017.6%20incidents.>).

To conclude, I object to the planning application of a HMO on the grounds of:

- Noise and disruption to residents and the local community
- Ruining the historical and cultural heritage of The Peacock landmark with a building not in keeping with the local area
- Antisocial behaviour increases from the lack of parking

Please accept my letter as a consideration of objection and I thank you for your time.

Kind regards