

Application: 20221225

**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: **Vij and Duggal
C/O Mr Hugh McEwen, Office S&M
Office S&M
18 Ashwin Street
Hackney
London
E8 3DL
United Kingdom**

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 28th November 2022 in accordance with conditions 5, 7, 9, 10, 11, 12, 13, 14, 15, 22, 23 and 24 of the Notification of Grant of Planning Permission reference 20211415 to Develop Land dated 17 February 2022 in respect of:-

Demolition of 14 existing lock-up garages and the erection of 4no. three-storey terraced homes, with associated parking, gardens, access, refuse and bike storage, and boundary treatments.

at: **Garages Rear Of Osney Way Car Park
Lower Higham Road
Gravesend
Kent**

and being **Application for the approval of conditions 5, 7, 9, 10, 11, 12, 13, 14, 15, 22, 23 and 24 attached to the planning permission reference number 20211415 relating to components of a scheme to deal with the risks associated with contamination of the site (5) Archaeological field evaluation and any safeguarding measures to ensure preservation in situ of important archaeological remains (7), a Sustainable Surface Water Drainage management and maintenance plan (9), any proposed earthworks or changes to ground levels on the site (10), of all the external facing materials, colours and finishes to be used in the construction of the development (11), details of all proposed external lighting (12), full details of all boundary treatments (13), full details of the sustainability measures (14), a suitable noise impact assessment demonstrating compliance with the following requirements, including details of the glazing and ventilation strategy and their respective noise reduction values (15), design details of the proposed waste collection point and delivery point at the point of access to the site (22), full details of soft landscaping for the development (23), and full details of hard landscaping for the development (24).**

subject to the following Informatives:-

Your attention is drawn to the following informatives

INFORMATIVES:-

1 EXTENT OF THE APPROVAL

For the avoidance of doubt approval is hereby given to the details submitted pursuant to conditions 5, 7, 9, 10, 11, 12, 13, 14, 15, 22, 23 and 24 attached to planning permission reference number 20211415.

It does not amend the permission or discharge any of the other planning conditions relating to that permission subject to those planning conditions still subsisting or capable of taking effect.

2 STATUS OF SUBMITTED PLANS AND DOCUMENTS

For the avoidance of doubt the following plans, details and particulars were submitted in support of this application for approval of details pursuant to planning conditions and were taken into account in making the decision:

Condition 5:

STU5768-R01 Rev B_Part1
STU5768-R01 Rev B_Part2
STU5768-R01 Rev B_Part3
STU5768-R01 Rev B_Part4
05 DTS 7897 Lower Higham Road Gravesend

Condition 7:

265460_Eval_report (1.4)
Watching Brief - Written Scheme of Investigation

Condition 9:

82455 - 101 - P4 - Drainage Strategy
82455 - 102 - P2 - Drainage Construction Details
Maintenance Schedule

Condition 10:

82455 - 103 - P1 - Manhole and Pipe Schedule
82455 - 110 - P4 - External Works and Surfaces Finishes
82455 - 111 - P2 - External Works and Surfaces Finishes Construction Details 82455 - 201 - P2 - Retaining Wall
FS 646_104
FS 646_105
FS 646_106
FS 646_200B

Condition 11:

21366 Goldsmith Mews_Discharge of Condition 11
Photograph of Sample Materials
Proposed Materials - Cedral Lap C62
Email confirming replacement of any reference to Hardie Ocean Blue material with Cedral Lap C62

Condition 12:

21366 Goldsmith Mews_Discharge of Condition 12

Condition 13 & 22:

21366 Goldsmith Mews_Discharge of Conditions 13 and 22 Rev B
Hedgehog Hole Specification Sheet

Condition 14:

Goldsmith Mews - Energy Statement - July 2022
Goldsmith Mews - Part L Report - June 2022

Condition 15:

11917.RP01.AAR.1.13072022.SCC.Rev1 Ecodan_PUZ-WM_50-60-85-112_V_H-
A_A_Service_Manual_OCH727_Ecodan_PUZ-
WM85VAA_Monobloc_Air_Source_Heat_Pump_Product_Information_Sheet
Sonair- Ventilation Systems Sales Brochure
21366-OSM-ZZ-ZZ-DR-A-111 Rev P02 - Proposed First Lighting Power Ventilation Plan
21366-OSM-ZZ-ZZ-DR-A-112 Rev P02 - Proposed Second Lighting, power and ventilation Plan

Condition 23, 24, 25:

2021-07 Drawing Register_REV_02_031022
2021-07_L-ZZ-00-100_GA_REV02
2021-07_L-ZZ-00-101_SURFACE FINISHES PLAN_REV02
2021-07_L-ZZ-00-102_LEVEL PLAN_REV02
2021-07_L-ZZ-00-105_PLANTING PLAN_REV02
2021-07_L-ZZ-00-500 PAVING KERBS EDGING DETAILS_REV02
2021-07_L-ZZ-00-501 PLANTING DETAILS_REV02
2021-07_L-ZZ-00-502 BIKE SHED DETAILS_REV02
2021-07_L-ZZ-00-600 Rev 02 PLANTING SCHEDULE
2021-07_L-ZZ-00-700 SPECIFICATION_REV01

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.

In this instance, necessary revisions were identified and made to the application, at which point it was able to be given approval.

Dated: 9 May 2023

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.