



Application: 20240654

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

**REFUSAL OF A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING
PERMISSION**

To: **Mr Barbara McCarthy Stone
C/O Mr Ian Hann, The Planning Bureau Ltd.
Prospect Place,
85 Great North Road
Hatfield
AL9 5DA
United Kingdom**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, **HAS REFUSED** detailed plans and particulars submitted on 18th July 2024 as a non-material amendment to the Notification of Grant of Planning Permission reference 20221328 to Develop Land dated 12 January 2024 in respect of:-

Demolition of existing bowls pavilion and erection of a 4-storey building to provide a 62-unit Use Class C2 retirement living complex, with a new access from Ellerslie, a new emergency access off Ellerslie, parking, landscaping and associated works.

at **Bowling Green
Church Walk
Gravesend
Kent
DA12 2QU**

and being **Application for a non-material amendment to planning permission reference number 20221328 to allow the relocation of substation within the site, aligning projections, changes to balconies and changes to window depths / proportions.**

and the grounds of refusal are:-

The Local Planning Authority is of the opinion that the proposed alterations, notably the change to the balcony surround and balcony balustrades, represents a material change to the original permitted application. Such a change would require consultation and is unlikely to be looked upon favourably due to the prominent location of the development and sensitivity of the site.

Your attention is drawn to the following informatives

INFORMATIVES:-

1 SUBMITTED DRAWINGS

Application form
Cover Letter
NMA Overview
Drawing no. LSE-2821-03-AC-2001 rev P6

Drawing no. LSE-2821-03-AC-1000 rev P11
Drawing no. LSE-2821-03-AC-2000 rev P5
Drawing no. LSE-2821-03-AC-1003 rev P11
Drawing no. LSE-2821-03-AC-1004 rev P7
Drawing no. LSE-2821-03-AC-1002 rev P10
Drawing no. LSE-2821-03-AC-2005 rev P3
Drawing no. LSE-2821-03-AC-11 rev F
Drawing no. LSE-2821-03-AC-1001 rev P9
Drawing no. LSE-2821-03-AC-0010 rev P15

2 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) 2023, 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. However in this instance the proposed amendments cannot be accepted.

Dated: 15 August 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

~~~~~