

Application: 20250864

**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
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To: **Mr Chris Lawson
C/O Mr Ollie Neary, Graham Simpkin Planning Ltd
2 The Parade
Ash Road
Hartley
Longfield
Kent
DA3 8BG**

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:

**Walnut Hill Nursery
Walnut Hill Road
Gravesend
Kent
DA13 9HL**

and being **Retrospective change of use of main frontage building to Class E (g)(i) office use with associated hard surfacing to create additional parking space**. Your application dated 1st September 2025 is permitted subject to the following:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans and particulars:

Application form

Drawing no. 01 Rev. A (Site Location Plan)

Drawing no. 02 Rev. A (Existing Block Plan)

Drawing no. 03 (Existing GF Plan)

Drawing no. 04 (Existing FF Plan)

Drawing no. 05 (Existing Elevations (1 of 2))

Drawing no. 06 (Existing Elevations (2 of 2))

Drawing no. 08 Rev. A (Proposed Block Plan)

Drawing no. 09 (Proposed GF Plan)

Drawing no. 10 (Proposed FF Plan)

Drawing no. 11 (Proposed Elevations (1 of 2))

Drawing no. 12 (Proposed Elevations (2 of 2))

Planning, Design and Access Statement

Acoustic Assessment (Ref: 162526, dated 28/07/2025)

Phase 1 Geo Environmental Desk Study and Preliminary Risk Assessment (Ref: 4244/25, dated July 2025)

Revised Transport Statement (November 2025)

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

2. Within three months of the date of permission, a Travel Plan to reduce dependency on the private car shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include objectives and modal-split targets, a programme of implementation and provision for monitoring, review and improvement. The Travel Plan shall be implemented in accordance with the approved details and adhered to throughout the lifetime of the development.

Reason: In order to reduce the reliance on the private car and to improve sustainable transport measures, in accordance with paragraph 115 of the National Planning Policy Framework 2024.

3. Within three months of the date of permission, a scheme of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. The details shall include hard landscaping, including boundary treatments and surface finishes for the development. The development shall be constructed in accordance with the approved details and completed within three months of the approval of the hard landscaping details.

Reason: In order to protect and enhance the appearance and character of the site and locality in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

4. Within three months of the date of permission, a scheme of soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- o Additional native wildlife-attracting tree and shrub planting within the site to include their quantity, size and arrangements for aftercare.
- o Details of measures to promote biodiversity enhancement including location for bat, bird and hedgehog boxes and log piles.

The development shall be constructed in accordance with the approved details and completed within three months of the approval of the landscaping details. Any trees or plants that die, are damaged, removed or become diseased within five years from the date of planting shall be replaced with a species of a similar size and species during the next available planting season.

Reason: In the interests of the enhancement of biodiversity and in order to protect and enhance the appearance and character of the site and locality in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

5. Within three months of the date of permission, a detailed lighting plan of any proposed external lighting must be submitted to and approved in writing by the Local Planning Authority. The details must demonstrate that the lighting has been designed in accordance with ILP Guidance GN01/21 and GN08 Bats and Artificial Lighting guidelines (or subsequent editions/updates). The lighting must be implemented within three months of the approved details and maintained for the lifetime of the development.

Reason: In order to limit the impact of the lighting on wildlife and residential amenity with regard to Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

6. The recommendations as set out in the Phase 1 Geo Environmental Desk Study and Preliminary Risk Assessment (ref. 4244/25, dated July 2025) shall be carried out as advised.

Reason: In order to prevent contamination at the site, in accordance with paragraphs 187, 196 and 198 of the National Planning Policy Framework 2024.

7. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site, in line with paragraph 187 of the National Planning Policy Framework 2024.

8. No drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants, in line with paragraphs 186 and 196 of the National Planning Policy Framework 2024.

9. The office use hereby permitted shall only be carried out between the hours of 9am to 5pm Mondays to Fridays and there shall be no operation at any time on Saturdays, Sundays or any Public Holidays.

Reason: In the interest of protecting the residential amenity of neighbouring properties, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

10. At all times vehicles shall only be parked within the spaces annotated on Drawing No 08 Re. As parking for 18 car parking spaces (including 3 disabled spaces); all other parts of the hard surface as hereby permitted shall be used for vehicle turning and manoeuvring only; for the avoidance a doubt the hard surfaced area as hereby permitted shall be used only for the parking of a maximum of 18 cars at any one time, with no Heavy/Large Goods Vehicle (HGV/LGV) parking permitted at any time, except for deliveries/dispatches associated with the use hereby permitted during the hours of operation set out in Condition 9.

Reason: In the interest of residential amenity and parking and highway safety, in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014, and Policies T1, T5 and P3 of the Gravesham Local Plan First Review 1994.

11. The site shall not be used for the external storage of materials.

Reason: To safeguard the visual amenity and rural character and appearance of the area designated as Green Belt in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

12. No bonfires or incineration of rubbish or organic material or vegetation shall take place on the site.

Reason: In order to safeguard residential and local amenity generally, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

13. The existing trees and planting areas shown on the approved block plans shall be retained and any trees or plants that die, are damaged, removed or become diseased within five years from the date of permission shall be replaced with a species of a similar size and species during the next available planting season.

Reason: In order to protect and enhance the appearance and character of the site and locality in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

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 ENVIRONMENT AGENCY INFORMATIVE

Only clean uncontaminated water should drain to the surface water system. Roof drainage shall drain directly to the surface water system (entering after the pollution prevention measures). Appropriate pollution control methods (such as trapped gullies and interceptors) should be used for drainage from access roads and car parking areas to prevent hydrocarbons from entering the surface water system. There should be no discharge into land impacted by contamination or land previously identified as being contaminated. There should be no discharge to made ground. There must be no direct discharge to groundwater, a controlled water.

3 KENT COUNTY COUNCIL HIGHWAYS INFORMATIVE

It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway.

Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a pre-application advice service in addition to a full formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. Further details are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process. Further details on this are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb/dropped-kerb-contractor-information>

Once planning approval for any development has been granted by the LPA, it is the responsibility of the applicant to ensure that before development commences, all necessary highway approvals and consents have been obtained, and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority.

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Further guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181.

4 KENT POLICE INFORMATIVE

You should be aware of the following recommendations from Kent Police for the layout and design of the development:

1. We recommend the applicant review current site security and boundary treatments. We recommend boundary treatments be a minimum of 1.8m and the installation of lockable gates to the sides of the unit to provide controlled access to the rear. These gates must be flush to the building line to optimize surveillance.
2. We recommend natural surveillance for parking areas. As a secondary layer of security, we would also recommend CCTV be installed to further monitor use. We also strongly recommend gating access roads/ parking areas to prevent nuisance parking and misuse out of hours.
3. Defined pedestrian routes to/ from the building are recommended to improve safety and avoid pedestrian and vehicle conflict.
4. Cycle storage must be well lit and with natural surveillance. We recommend the sold secure or SBD recommended products for additional security.
5. Lighting - Please note, whilst we are not qualified lighting engineers, any lighting plan should be approved by a professional lighting engineer (e.g., a Member of the ILP), particularly where a lighting condition is imposed, to help avoid conflict and light pollution. we recommend that a suitable lighting policy is installed to ensure that the units and staff have safe access to and from the units and to help deflect criminality. External lighting to conform to min standard of BS5489-1:2020.
6. CCTV to be installed, especially in areas with limited natural surveillance such as rear of the building, utility areas/ bin stores, and on the access/exit road. We also recommend cameras in the following areas to keep users safe and monitor their movements; any access points including emergency exits, loading/ unloading areas, car park and reception, main office/ safe. The CCTV must not infringe any lighting plan.
7. We strongly recommend alarms, with an auto-dial function, be installed on all external doors, including emergency exits.
8. If new external doorsets are proposed (a doorset is the door, fabrication, hinges, frame, installation and locks) including folding, sliding or patio doors, we recommend these to meet PAS 24: 2022 UKAS certified standard, STS 201 (certified to PAS 24:2022) or LPS 2081 Issue 1

Security Rating B+. Please note PAS 24 is a minimum-security standard, and communal doors may require a higher standard, such as STS or LPS.

9. If new windows are proposed on the ground floor or potentially vulnerable e.g. from flat roofs or balconies, we recommend these to meet PAS 24: 2022 UKAS certified standard, STS 204 (certified to PAS 24:2022) or LPS 2081 Issue 1 Security Rating A, STS 222 Issue 4 Burglar Resistance, LPS 1175 Issue 8 Security Rating A1, STS 202 Issue 12 Burglar Resistance BR1 or LPS 1673 Issue 1 Attack Rating AR.A60. Glazing to be laminated. Toughened glass alone is not suitable for security purposes.

10. Access control. Adequate access control is required for the main entrance point of the building as well as any other access points located to the side or rear. In addition to this, access control is recommended for areas used by staff only such as office space, storage rooms and other restricted areas.

11. Bin Stores must be secure, lit and, if in an area with limited natural surveillance we recommend CCTV cameras be installed. We also strongly advise against placing this store close enough to the building that it can be used as a climbing aid into the building when closed. Please note where there is a mixed-use building, residential and commercial bins must be segregated.

12. If the building has roof access for maintenance of solar panels and lift shafts etc., we recommend that ladders/ access doors to these areas are securely locked so that members of the public are unable to access this area. We also require CCTV to cover this area in order to monitor unauthorized access.

13. Any pre-existing or new trees should help protect and enhance security without reducing the opportunity for surveillance or the effectiveness of lighting. Tall slender trees with a crown of above 2m rather than low crowned species are more suitable than "round shaped" trees with a low crown. New trees should not be planted within parking areas or too close to street lighting. Any hedges should be no higher than 1m, so that they do not obscure vulnerable areas.

5 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 39 of the National Planning Policy Framework (NPPF) 2024, 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.

Dated: 16 January 2026

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

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

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## 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.
- **For further information regarding Appeals and to make an application please click the relevant link:**  
<https://www.gov.uk/appeal-householder-planning-decision>  
<https://www.gov.uk/appeal-planning-decision>
- 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:

- 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
- 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 –

- an application for change of use;
- 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.