

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/01/2026 4:34 PM from [REDACTED]

Application Summary

Address:	Premier Inn Hever Court Road Gravesend Kent DA12 5UQ
Proposal:	A change of use from a C1- Hotel to Sui Generis, and the erection of a two storey side extension with associated internal works to create an HMO (Housing in Multiple Occupation) for 46 persons.
Case Officer:	Mrs Lisa Fisher

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED]

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I wish to object / comment on this application on the following grounds.

1. Parking assessment relies on an unverified comparator

The submitted Parking Statement (Rev-01, 25 April 2025) asserts that the operator runs a "similar 75-room HMO facility in Hever, Kent," sharing parking with "Hever Health & Performance," and relies on this example to justify parking provision for the proposed 46-person HMO.

However, no planning permission, prior approval or lawful HMO use of this scale can be identified at any location in Hever. Known accommodation providers in Hever operate as hotels, inns or guest accommodation, not as far as I can ascertain, HMOs. No address or planning reference is provided in the application to substantiate the claim.

As such, the parking assessment appears to rely on an unverified and potentially inaccurate comparator.

2. No evidence of legally secured off-site parking

The application relies on off-site shared parking, yet no legal documentation (lease, licence, easement, covenant or title evidence) has been submitted to demonstrate that the applicant has a legally enforceable right to use this parking

land.

Without secured parking, the proposal risks overspill parking and harm to local residential amenity. The parking provision should therefore be treated as unproven.

3. Apparent unauthorised residential use

The building is currently being advertised and reportedly occupied as residential "studio flats," despite no planning permission having been granted for change of use from hotel (C1) to HMO or residential use.

This unauthorised operation is a material consideration and should be resolved through enforcement before any determination of the application.

Conclusion

For the reasons above, I respectfully request that the Council:

Requires the applicant to substantiate the claimed Hever HMO with full planning evidence;

Requires legally binding proof of parking rights; and

Addresses the current unauthorised use of the premises.

Until these matters are resolved, I believe the application should not be approved.

Kind regards