

19th August 2022
Ref: 2022-067

Wendy Lane

Gravesham Borough Council,
Planning Department,
Civic Centre,
Gravesend,
DA12 1AU

**Newsteer
Real Estate Advisers**

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Dear Ms Lane,

Applicant: Strawberry Star SL1 Limited

Planning Portal Reference: PP-11450099

Site: Former Gravesend Hospital,

On behalf of our client Strawberry Star SL1 Limited, Newsteer Real Estate Advisers hereby applies to Gravesham Borough Council (GBC), under Section 73 (S.73) of the Town and Country Planning Act 1990 for the site at the Former Gravesend and North Kent Hospital (M Block), Clifton Road, Gravesend, Kent.

The description development for which this minor material amendment relates is as follows:

Conversion of existing building with an 11-storey side extension and a single storey roof extension, the construction of a new residential building ranging from 3-6 storeys to provide 115 residential units consisting of 47 one bed units, 59 two bed units and 9 three bed units, together with associated parking for 69 cars, 6 motorcycles and 212 cycles, amenity space, private gymnasium and waste and a B1, D1 and D2 flexi use space.

In order to facilitate the amendments proposed through this section 73, this permission was subject to a section 96a (ref. 20220487), non-material amendment, which was granted on the 26th of May 2022. This application amended the description of development to the following:

Conversion of existing building with a side extension and a roof extension, the construction of a new residential building to provide residential units (class C3) consisting of one bed, two bed and three bed homes, together with associated car parking, motorcycle and cycles spaces alongside amenity space, private gymnasium and waste and space in Class E as flexi use space.

This minor material amendment seeks to amend condition 2 of permission ref. 20190504 with the description revised under application ref. 20220487.

In addition to this Covering Letter, this S.73 application is accompanied by the following supporting documents. The scope of these documents has been discussed and agreed through pre-application discussions with the local planning authority.

The supporting documents include the following:

- Completed Application Forms and Certificate of Ownership
- Application drawings prepared (listed below)
- Design and Access Statement Addendum
- Planning Statement
- Affordable Housing Statement
- Air Quality Assessment Update
- Daylight, Sunlight and Overshadowing Assessment
- Ecological Appraisal Addendum
- Fire Statement
- Overheating Assessment
- Supporting Transport Statement
- Noise Impact Assessment Addendum

In addition to the above supporting reports, a full set of plans are submitted, prepared by RM_A are submitted alongside this application. Details of which are provided below:

- M-B-P3 Revision B (Existing Ground and First Floor Plan (M Block)) REVISED
- M-B-P4 Revision B (Existing Second and Third Floor Plan (M Block)) REVISED
- M-B-P5 Revision B (Existing Fourth and Fifth Floor Plan (M Block)) REVISED
- M-B-P6 Revision B (Existing Sixth and Seventh Floor Plan (M Block)) REVISED
- 2244_0920 (Proposed Ground and First Floorplan M Block)
- 2244_0922 (Proposed Second and Third Floorplan M Block)
- 2244_0924 (Proposed Fourth and Fifth Floorplan M Block)
- 2244_0926 (Proposed Sixth and Seventh Floorplan M Block)
- 2244_0928 (Proposed Eighth and Ninth Floorplan M Block)
- 2244_0930 (Proposed Tenth Floorplan and Roof Plan M Block)
- M-B-P13 Revision B (Existing East Elevation M Block) REVISED;
- M-B-P14 Revision B (Existing North and South Elevation M Block) REVISED;
- M-B-P15 Revision B (Existing West Elevation M Block) REVISED;
- 2244_0950 (Proposed East Elevation M Block)
- 2244_0952 (Proposed North and South Elevation M Block)
- 2244_0951 (Proposed West Elevation M Block)
- 2244_0200 (Proposed East Elevation M Block with materials)
- 2244_0201 (Proposed North and South Elevation M Block with materials)
- 22_440202 (Proposed West Elevation M Block with materials)
- 2244_0960 (Proposed Section A-A)
- 2244_0961 (Proposed Section B-B)
- ML-B-P32 Revision B (Proposed Section C-C) REVISED
- 2244_0970 (Proposed West Street Scene)
- 2244_0915 (Site Location Plan, Existing and Proposed Block Plan)
- 2244_0900 (Proposed Ground Floor Site Layout)
- 2244_0901 (Proposed First Floor Site Layout)
- Drawing no. L-B-P19 Revision C (Proposed First Floorplan L Block) REVISED;
- Drawing no. L-B-P20 Revision C (Proposed Second Floorplan L Block) REVISED;
- Drawing no. L-B-P21 Revision C (Proposed Third Floorplan L Block) REVISED;
- Drawing no. L-B-P22 Revision C (Proposed Fourth Floorplan L Block) REVISED;
- Drawing no. L-B-P23 Revision C (Proposed Fifth Floorplan L Block) REVISED;
- Drawing no. L-B-P24 Revision C (Proposed Clifton Road Elevation L Block) REVISED;
- L-B-P25 Revision B (Proposed East Elevation L Block) REVISED;
- L-B-P26 Revision B (Proposed South Elevation L Block) REVISED;

- L-B-P27 Revision C (Proposed West Elevation L Block) REVISED;
- ML-B-P28 Revision C (Proposed Clifton Road Elevation) REVISED;
- ML-B-P29 Revision C (Proposed Stuart Road Elevation) REVISED;
- View C (1) Car Park Entrance (REVISED);
- View D (1) Clifton Road/Stuart Road (REVISED);

As the scheme proposes a minor material amendment to approved scheme ref. 20190504, letters confirming the applicability of previously approved documents are also included in this pack. These letters relate to the following documents and consultants:

- Archaeological Desk-Based Assessment
- Phase 1 Desk Study (Land Contamination)
- Flood Risk and Drainage Assessment

The planning application fee has been paid direct by the Applicant.

We trust the enclosed provides you with adequate information to register and process the application, however, should you require any further information please contact me at this office (020 3151 4850) in the first instance.

Yours sincerely,



Paul Manning

Planning Director

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