

Application: 20220780

**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: **Mrs S Rhana
C/O Mr Jonathan Bolton, Synergy
Synergy
The Larches
Higham
Rochester
ME3 7NQ**

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 13th July 2022 in accordance with conditions 3, 4, 5 and 8 of the Notification of Grant of Planning Permission reference 20210335 to Develop Land dated 17 March 2022 in respect of:-

Listed Building Consent for the change of use of the ground floor from Class E(C)(i), (formerly A2 use) to F1(a) for private tuition, change of use of the first floor from Sui Generis (dance hall) to a two bedroom flat (C3), change of use of the second floor from offices E(c)(iii) to a two bedroom flat (C3) together with associated works to install a replacement staircase between the ground and basement floors, new partition walls to each floor, the installation of secondary glazing, upgrading of sound resistance of the floors, with cycle and bin storage.

at: **6 Berkley Crescent And 48 Harmer Street
Gravesend
Kent**

and being **Application for approval of conditions 3, 4, 5 and 8 attached to planning permission reference number 20210335 relating to joinery details (3), details and/or samples of all external materials (4), samples or detailed specifications of the rainwater goods (5), full details of the siting, appearance and materials to be used in the construction of all extractor vents, heater flues, meter boxes, airbricks, soil and vent pipes, rainwater goods or any other external accretion (8)**

subject to the following Informatives:-

INFORMATIVES:-

1 PLANS AND DOCUMENTS

This decision was made on the basis of the following submitted plans and documents:

Application form;
Covering letter dated 30 June 2022;

Drawing no. 20/297/03 Rev. O (Proposed basement and ground floor plans);
Drawing no. 20/297/04 Rev. L (Proposed first and second floor plans);
Drawing no. 20/297/06 Rev. A (Skirting Boards);
Drawing no. 20/297/07 (Doors and Door Frames);
Drawing no. 20/297/08 Rev. A (Coving);
Drawing no. 20/297/09 (Secondary Glazing);
Drawing no. 20/297/010 Rev. C (Joinery Details);
Drawing no. 20/297/012 Rev. A (Joinery Detail);
Drawing no. 20/297/13 (AOV Roof Light Detail);
Drawing no. 20/297/14 Rev. C (Coving);
Drawing no. 20/297/15 Rev. C (Skirting);
Monsoon Transformers TVL Range and Monsoon Wall Kits Detail; and
Insulated Vent Terminal Detail.

2 AVOIDANCE OF DOUBT

For the avoidance of doubt the fully approved conditions for this application relating to listed building consent 20210335 are:

Condition 3 (Joinery details)
Condition 4 (External materials)
Condition 8 (Services)

3 CONDITION REQUIREMENTS

CONDITION 3

In line with the requirements of condition 3 of listed building consent 20210335, you are advised of the need to carry out the development in strict accordance with the approved joinery details.

CONDITION 4

In line with the requirements of condition 4 of listed building consent 20210335, you are advised of the need to carry out the development in strict accordance with the approved materials details.

CONDITION 8

In line with the requirements of condition 8 of listed building consent 20210335, you are advised of the need to carry out the development in strict accordance with the approved services details.

REMAINING CONDITIONS

Whilst no further details are required, you are reminded of the need to comply with the requirements of conditions 5 (rainwater goods), 6 (re-pointing) and 7 (mortar) of planning permission 20210335 as applicable.

4 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.

Dated: 30 March 2023

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.