

09/01/2024

Dear Sirs/Madam,

11 - 13 Queen Street, Gravesend, Kent, DA12 2EQ - Construction of one additional floor with an infill rear extension to provide 2 x 1 bed and 1 x 2 bed flats.

This covering letter is prepared by Gill Sterling for Mr. Singh for the construction of one additional floor with an infill rear extension to provide 2 x 1 bed and 1 x 2 bed flats.

Site Location

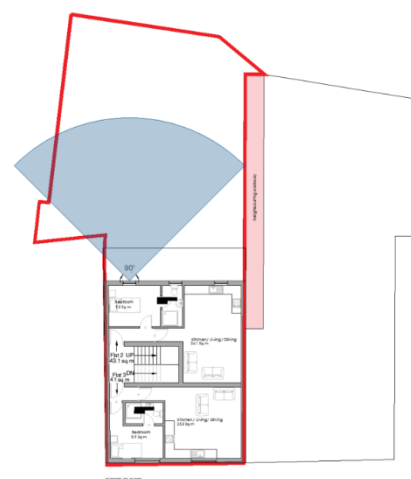
11-13 Queen St is a two-storey building located on the western side of the street, forming half of a row of 19th century houses. The buildings are in mixed use with a nail salon and Korean restaurant fronting the highway and two residential units at the rear and at first floor level.



Relevant Planning History

Reference	Description	Decision	Decision Date
20230245	Construction of two additional floors with an infill rear extension to provide 5 x 1 bed and 1 x 2 bed flats.	REFUSED	16.05.2023

- As per the Pre app response (reference:PRE20230170), all the concerns has been addressed by the current application
- All the flats including individual rooms meet the space standards and the number of flats are reduced from 6 to 4 in the new proposal.
- As shown on the plan, the window on the rear of 11-13 Queen Street lies perpendicular to the walkway of the adjacent building and is also quite some distance. Therefore, overlooking into the bedroom from the walkway would not be an issue for future occupiers.



Please contact me at hanan@gillsterling.co.uk regarding any queries.

Kind regards,
Hanan