



Application: 20240987

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

APPROVAL OF A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING PERMISSION

To: **Mr Dobbie, Simply Construct Ltd
C/O Miss Laura Grimason, Gillings Planning
2 Wessex Business Park
Colden Common
Winchester
SO21 1WP**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, **HAS APPROVED** detailed plan and particulars submitted on 31st October 2024 as a non-material amendment to the Notification of Grant of Planning Permission reference 20221251 to Develop Land dated 30 June 2023 in respect of:-

Construction of a care home (within Class C2) associated parking, access, drainage, boundary treatments, landscape and other associated works.

at **Former Site Of Battle Of Britain
Coldharbour Road
Northfleet
Gravesend
Kent**

and being **Application for a non-material amendment to planning permission reference number 20231182 to allow the addition of a substation, amend the landscaping and some associated levels.**

Subject to the conditions specified hereunder:-

CONDITIONS AND REASONS

Condition 12 of 20231182 amen

Submission of Details of Ground Levels and Floor Levels

- 1 The proposed earthworks and changes to ground levels on the site shall accord with the Site Plan as Proposed showing Sub-Station (ref. 2271_00_012 Rev D). The development shall be carried out in accordance with the approved details and be .maintained thereafter

Reason: To ensure the development contributes to local character and local visual amenity and protects the privacy and amenity of adjoining premises and pursuant to Policy CS19 of the Gravesham Local Plan: Core Strategy (2014) and section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF)

Your attention is drawn to the following informatives

INFORMATIVES:-

1 EXTENT OF THE APPROVAL

For the avoidance of doubt the approval hereby given is only for a non-material amendment to the development permitted under reference 20231182 and does not amend any other part of the permission or discharge any of the planning conditions attached to that permission subject to those conditions still subsisting or capable of taking effect.

2 APPROVED DRAWINGS AND DOCUMENTS

For the avoidance of doubt the approved drawings/documents are:

Application Form

2271_00_012 Rev D - Site Plan as proposed showing substation

2271_00_203 Rev J - Proposed Street Elevations

2271_00_204 Rev F - Proposed Substation Site Section

EDS 07-3102.01 Sht 1 of 3 Rev C - Unit or Padmount Substation in a GRP Enclosure Civil Layout

EDS 07-3102.01 Sht 2 of 3 Rev A - Unit or Padmount Substation in a GRP Enclosure Earthing Layout

EDS 07-3102.01 Sht 3 of 3 Rev A - Unit or Padmount Substation in a GRP Enclosure Small Power and Lighting

Cover Letter

Acoustic Impact Assessment

Design and Access Statement - Summary of Design Changes

Email re Fence Methodology with RPA of Protected Tree

3 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: 10 January 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

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

Your attention is drawn to the following notes.

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### 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](mailto:enquiries@pins.gsi.gov.uk) or online at [www.planningportal.gov.uk/pcs](http://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.**