

Our ref: hk/O/GDK/Woolwich/APC/20.04.21

21 September, 2021

Planning – Development Control  
Gravesham Council  
(via Planning Portal)

**Proposed siting of air condenser units to roof together with shopfront alterations and advertisement consent for new signage at Unit B, 5/10 New Road, Gravesend, Kent DA11 0AA**

We act as planning consultants to DS Group Limited who wish to operate a restaurant from the above premises.

As you know, The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 come into effect on 1<sup>st</sup> September 2020. The new regulations revoke Parts A and D of the Schedule to the Use Classes Order 1987 and introduce a new Class E. Commercial, Business and Service Use Class which allows a permitted development right for use, or part use, for all or any of the following purposes—

- a) *for the display or retail sale of goods, other than hot food, principally to visiting members of the public,*
- b) *for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,*
- c) *for the provision of the following kinds of services principally to visiting members of the public—*
  - (i) *financial services,*
  - (ii) *professional services (other than health or medical services), or*
  - (iii) *any other services which it is appropriate to provide in a commercial, business or service locality,*
- d) *for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,*
- e) *for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,*
- f) *for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,*
- g) *for—*
  - (i) *an office to carry out any operational or administrative functions,*
  - (ii) *the research and development of products or processes, or*
  - (iii) *any industrial process,*
- h) *Being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.*

As such, from 1<sup>st</sup> September 2020 planning permission in this case for change of use from the current Class A1 use to Class A3 use is no longer required.

The development proposal is simply to facilitate the proposed restaurant use comprising location of air condenser units and kitchen extraction equipment on the flat roof of the property. None of the proposed equipment will be visible from the street and there are no residential occupiers in the vicinity. A 'high' level of odour abatement measures will be implemented in line with DEFRA guidelines and full technical equipment details are supplied in the submitted plans which includes smoke and carbon filtration.

These are the modern former BHS premises that have been subdivided such that a new shopfront will be created at Unit B. A new frameless shopfront with maximum use of picture windows is proposed to create an active frontage with clear intervisibility between the street and the restaurant. Active frontage enhance vitality in the street scene.

The proposed signage comprises internally illuminated individually located letters on a non illuminated back panel with a soft LED uplight below. There will also be an internally illuminated projecting sign. The proposed signage does not harm amenity or highway safety in this highly commercialised location. the subject property is located outwith the conservation and there is no harm to the character and setting.

Overall the proposed development facilitates the long term viable use of these commercial premises which will also create approximately 30 new jobs on the high street at a time when many retail jobs are being lost.

If you have any queries relating to the above please do not hesitate to contact these offices in the first instance.

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Yours sincerely,

**HARIS KASUJI** BA MA MRTPI