



PEFULZ

Application: 20211129

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

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: **Austin Edwards
C/O Mrs Harriet Bedford, AJW-CS Property Services
Rock Hill Barn
Rock Hill Road
Egerton
TN27 9DP**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PERMISSION** for development of land situate at:

**Land Adj Orchard Cottage
Round Street
Cobham
Gravesend
Kent
DA13 9AY**

and being **retrospective application for a partial change of use to the paddock land to allow for the conversion of existing stable block into storage and study/home office, the installation of external cladding and erection of a detached outbuilding to be used as a family room to be used incidental to main dwelling; retention of fencing & gate to paddock.** Your application dated 6th October 2021 is permitted subject to the following:-

1. The development hereby permitted shall accord with the following approved plans and particulars:

Application Form and Certificates
Drawing No PL 001 Rev 3: Existing and Proposed Elevations and Floor Plans, dated 14.03.2022
Unnumbered Block Plan Existing
Unnumbered Block Plan Proposed Revision 2, received 11.03.2022
Unnumbered Ordnance Survey Red Line Plan
Unnumbered Site Plan as Proposed Revision 2, received 11.03.2022
Unnumbered Tree Plan
Applicants Photographs

and with any drawing or detail approved pursuant to any condition contained hereafter and there shall be no deviation therefrom.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

2. The former stable building as hereby altered and converted shall be used for domestic storage and as study/home office incidental to the enjoyment of the existing adjoining dwelling house at Orchard Cottage, Round Street and for no other purpose. For the avoidance of doubt the building shall not at any time contain any primary living accommodation or be sold, parted, let or exchanged as a separate unit of living accommodation and no trade or business shall be carried on therefrom.

Reason: In order to restrict the use/occupancy of the converted stable building and to ensure that the development is in accordance with Policies CS02 and CS19 of the Gravesham Local Plan Core Strategy September 2014, saved Policy C11 of the Gravesham Local Plan First Review 1994 and the National Planning Policy Framework (NPPF) 2021.

3. The outbuilding as hereby permitted and shown as a family room shall be used for a gymnasium and games room incidental to the enjoyment of the existing adjoining dwelling house at Orchard Cottage, Round Street and for no other purpose. For the avoidance of doubt the building shall not at any time contain any primary living accommodation or be sold, parted, let or exchanged as a separate unit of living accommodation and no trade or business shall be carried on therefrom.

Reason: In order to restrict the use/occupancy of the outbuilding and to ensure that the development is in accordance with Policies CS02 and CS19 of the Gravesham Local Plan Core Strategy September 2014, saved Policy C11 of the Gravesham Local Plan First Review 1994 and the National Planning Policy Framework (NPPF) 2021.

4. The area shown edged by a green line on the Unnumbered Site Plan as Proposed Revision 2, received 11.03.2022 and being an area of approx. 36m deep (from the roadside edge frontage of the site to the back of the paddock) and by 10m wide out from the current boundary of the dwelling curtilage of Orchard Cottage, Round Street, is the only part of the paddock area that constitutes an extension to the residential garden of Orchard Cottage, Round Street; the remainder of the application site as delineated by the red line boundary shall remain as a paddock area for grazing purposes.

Reason: For clarification purposes only.

5. Notwithstanding the provisions of Article 3, Part 1, Class E of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to that Class in any statutory instrument replacing, revoking or re-enacting that Order, with or without modification, no additional buildings or enclosures whether or not required for a purpose incidental to the enjoyment of the dwellinghouse at Orchard Cottage, Round Street, shall be erected, constructed or placed within the application site at any time.

Reason: In order to safeguard the openness of the Green Belt and the countryside character and visual amenity of the surrounding area and in line with Policies CS02, CS12, and CS19 of the Gravesham Local Plan Core Strategy September 2014, saved Policy C11 of the Gravesham Local Plan First Review 1994 and the National Planning Policy Framework (NPPF) 2021.

6. Notwithstanding the provisions of Article 3 of and Part 1, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to that Class in any statutory instrument replacing, revoking or re-enacting that Order, with or without modification, no extension to or alteration to and no additional window, door or other form of opening other than as shown in the approved drawings shall be carried out to the converted stable building and the additional outbuilding (family room) as hereby permitted at any time.

Reason: In order to safeguard the openness of the Green Belt and the countryside character and visual amenity of the surrounding area and in line with Policies CS02, CS12, and CS19

of the Gravesham Local Plan Core Strategy September 2014, saved Policy C11 of the Gravesham Local Plan First Review 1994 and the National Planning Policy Framework (NPPF) 2021.

7. For the avoidance of doubt and notwithstanding the provisions of Article 3 of and Classes A and B of Part 14 of Schedule 2 to the Town and Country (General Permitted Development) (England) Order 2015, as amended, (or in any provision equivalent to those Classes in any Order replacing, revoking or re-enacting that Order with or without modification) no solar PV or solar thermal equipment shall be installed on the converted stable building, or the additional outbuilding (family room) as hereby permitted unless a specific grant of planning permission has been given by the Local Planning Authority.

Reason: In order to safeguard the openness of the Green Belt and the countryside character and visual amenity of the surrounding area and in line with Policies CS02, CS12, and CS19 of the Gravesham Local Plan Core Strategy September 2014, saved Policy C11 of the Gravesham Local Plan First Review 1994 and the National Planning Policy Framework (NPPF) 2021.

8. No external lighting shall be erected or placed on the converted stable building, or the additional outbuilding (family room) as hereby permitted unless a specific grant of planning permission has been given by the Local Planning Authority.

Reason: In order to safeguard the openness of the Green Belt and the countryside character and visual amenity of the surrounding area and in line with Policies CS02, CS12, and CS19 of the Gravesham Local Plan Core Strategy September 2014, saved Policy C11 of the Gravesham Local Plan First Review 1994 and the National Planning Policy Framework (NPPF) 2021.

9. For the avoidance of doubt and notwithstanding the provisions of Article 3 of and Part 1, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to that Class in any statutory instrument replacing, revoking or re-enacting that Order, with or without modification, no additional hard surfaces or hardstandings whether incidental or otherwise shall be formed or constructed at any time within the application site, other than as currently provided at the access/entrance gate into the paddock. The surface treatment at the access/entrance gate into the paddock (currently Type 1) shall not be altered or re-surfaced other than with the written permission of the Local Planning Authority having first been obtained

Reason: In the interests of highway safety and local and visual amenity and pursuant to Policies CS02: Scale and Distribution of Development CS11: Transport, CS12: Green Infrastructure and CS19: Development and Design Principles, of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy T5: Access to the Identified Highway Network, of the Gravesham Local Plan First Review (November 1994).

10. Within six months of the date of this permission a soft landscaping including proposed new tree planting, hedging and other planted areas and details of types, species, numbers and sizes of plants shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details for the delineation of the extended garden curtilage area and the remaining paddock area and the softening and screening to the access/entrance into the paddock. The scheme shall include hedging to the boundaries of the site and shall include the use of indigenous species. The landscaping scheme shall be implemented within the first planting season following this permission and thereafter maintained for a period of 5 years.

Reason: In order to safeguard the openness of the Green Belt and the countryside character and visual amenity of the surrounding area and in line with Policies CS02, CS12, and CS19 of the Gravesham Local Plan Core Strategy September 2014, saved Policy C11 of the

11. Notwithstanding the provisions of Part 2, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order, with or without modification), no gate, fence or other means of enclosure shall be erected or constructed on the site, other than a post and wire fence or other fence appropriate to the open rural setting to delineate the only part of the paddock area that constitutes an extension to the residential garden of Orchard Cottage, Round Street, details of which shall be first submitted to and approved in writing by the Local Planning Authority.

Reason: In order to safeguard the openness of the Green Belt and the countryside character and visual amenity of the surrounding area and in line with Policies CS02, CS12, and CS19 of the Gravesham Local Plan Core Strategy September 2014, saved Policy C11 of the Gravesham Local Plan First Review 1994 and the National Planning Policy Framework (NPPF) 2021.

INFORMATIVES:-

1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-TAKING

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.

In this instance, necessary revisions were identified and made to the proposal, at which point it was able to be given permission.

2 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority as proceeding without the necessary permissions could nullify this permission.

3 BUILDING REGULATIONS CONSENT

The granting of planning permission is independent from the granting of Building Regulations consent (which may, or may not, be required). In the event of a change to the scheme granted planning permission being required to satisfy the Building Regulations, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

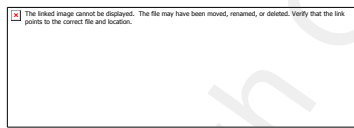
4 WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

- i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.
- ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.
- iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.
- iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

Dated: 13 May 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



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### **NOTIFICATION TO APPLICANT**

#### **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.