

PLANNING STATEMENT

**THE BUILDERS YARD
LOWER RANGE ROAD
GRAVESEND, KENT
DA12 2QL**

MARCH 2025

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1.0 INTRODUCTION

- 1.1 This Planning Statement accompanies an application for the variation and / or removal of conditions attached to the Notification of Grant of Permission to Develop Land 20190520 dated 18th February 2020. Relating to –

‘Erection of Three Storey Building to Form 14No. Two Bedroom Self-contained Flats’ at The Builders Yard, Lower Range Road, Gravesend Kent, DA12 2QL.

- 1.2 This Planning Statement has been prepared to support an application to vary condition 2 and remove previously approved pre-commencement conditions 1, 3, 4, 5 Parts (i), (ii) & (iii), 7 Parts (i), (ii) & (iii) and 8.

2.0 SITE DESCRIPTION

- 2.1 The site description remains the same as that stated under Notification of Grant of Permission to Develop Land 20190520.

3.0 PLANNING HISTORY

- 3.1 Relevant planning history is as follows –

- Full Planning Application for the Erection of Three Storey Building to Form 14No. Two Bedroom Self-Contained Flats.
Application 20190520
Approved : 18th February 2020
- Condition 1 of Full Planning Application 20190520
Notification of commencement of works dated 9th February 2023
Acknowledged by Gravesham Borough Council : 17th February 2023
- Condition 3 of Full Planning Application 20190520
Application 20211523
Approved : 2nd February 2022

- Condition 4 of Full Planning Application 20190520
Application 20211467
Approved : 28th January 2022
- Condition 5 Parts (i), (ii) & (iii) of Full Planning Application 20190520
Application 20220991
Approved : 04th November 2022
- Condition 7 Parts (i), (ii) & (iii) of Full Planning Application 20190520
Application 20211464
Approved : 28th January 2022
- Condition 8 of Full Planning Application 20190520
Application 20211465
Approved : 01st March 2022
- Non-Material Amendment Application to allow increase in length and depth of building including increase in stair 1 & 2 and alteration of a window
Application : 20220285
Approved : 25th April 2022

4.0 THE PROPOSED DEVELOPMENT

- 4.1 The principle of the development remains as the scheme referenced 20190520 granted permission on the 18th February 2020.

5.0 THE APPLICATION (SECTION 1)

- 5.1 Variation to Condition 2 (Schedule of Approved Plans) of approval notice 20190520
- 5.2 Reasons for the request to vary Condition 2 :

The drawings approved under application 20190520 were assessed against the requirements of applied condition 17 and paragraph 1.5 of the approved Phase 1 Flood Risk Assessment prepared by Ambiental (Ref : 4523 V1.0 dated May 2019).

Condition 17 requires the development to be carried out in accordance with the submitted Flood Risk Assessment (Ref : Phase 1 Flood Risk Assessment – Ambiental, May 2019, 4523, V1) and following the mitigation measures it details :

'Finished Floor Levels shall be set no lower than 5.64m AOD'

A topographical survey of the site was carried out with site levels relating to the ordnance datum which confirmed a general existing site level of circa 4.00m AOD.

To comply with the flood risk mitigation measures of condition 17 the Finished Floor Level of the new building would be 1.64m above general existing site levels.

This application seeks to address this issue by including a new ramped and stepped approach to both Stair 1 and 2 principle entrances along with omitting private gardens to Units 2, 3, 4 & 5 which due to the Finished Floor Level would require a raised deck / stepped access encouraging unit to unit overlooking.

It is for the above reasons that this application seeks to vary the approved drawing numbers listed in condition 2 attached to Notification of Grant of Permission to Develop Land 20190520 in accordance with the following substitute drawing schedule.

APPROVED DRAWINGS APP : 20190520	DRAWING TITLE APP : 20190520	SUBSTITUTE DRAWINGS THIS APPLICATION	DRAWING TITLE THIS APPLICATION
D-01 REVISION D	SITE LOCATION PLAN & PROPOSED BLOCK PLAN	25/578/01 REVISION P1	SITE LOCATION PLAN
D-02 REVISION B	PROPOSED FLOOR PLANS	25/578/02 REVISION P1	EXISTING PLANS
D-03 REVISION A	PROPOSED ELEVATIONS AND SECTION	25/578/03 REVISION P1	EXISTING ELEVATIONS & SECTION
D-04 REVISION A	PROPOSED STREET ELEVATION & DETAILS OF BIN STORE, CYCLE STORE & PERGOLA	25/578/04 REVISION P3	PROPOSED SITE PLAN
		25/578/05 REVISION P2	PROPOSED PLANS

		25/578/06 REVISION P3	PROPOSED ELEVATIONS & SECTION
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6.0 THE APPLICATION (SECTION 2)

- 6.1 Removal of conditions 1, 3, 4, 5 Parts (i), (ii) & (iii), 7 Parts (i), (ii) & (iii) and 8 of approval notice 20190520.
- 6.2 Reasons for the request to remove conditions 1, 3, 4, 5 Parts (i), (ii) & (iii), 7 Parts (i), (ii) & (iii) and 8 -

During a meeting with Richard Hart (Team Leader : Development Management) of Gravesham Borough Council dated 4th February 2025 and subsequently confirmed in writing by email dated 6th February 2025, we were advised the following –

‘Conditions : We would look to avoid including conditions which have already been discharged so include that information with any future application. Conditions 3, 4, 5. Condition 1 would be removed as works have lawfully commenced on site’

Paraphrased from Richard Hart email dated 6th February 2025.

It is for the above reasons that this application seeks to remove approved conditions 1, 3, 4, 5 Parts (i), (ii) & (iii), 7 Parts (i), (ii) & (iii) and 8 attached to Notification of Grant of Permission to Develop Land 20190520.