

# Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 06/08/2025 8:40 PM from [REDACTED]

## Application Summary

Address:	Ashley Down Nursing Home 29 Clarence Place Gravesend Kent DA12 1LD
Proposal:	Change of use from Residential Care Home for the Elderly to Residential Care Home for Young People.
Case Officer:	Ms Amanda Cue

[Click for further information](#)

## Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Gravesend

## Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	<p>Re: Planning Application 20250618 - Ashley Down Nursing Home, 29 Clarence Place, Gravesend, Kent DA12 1LD Proposal: Change of Use from Residential Care Home for the Elderly to Residential Care Home for Young People</p> <p>I write to formally object to the above planning application on the following grounds:</p> <p>1. Impact on Conservation Area Character</p> <p>Ashley Down Nursing Home is situated within a designated conservation area, which exists to preserve the architectural and community integrity of the locality. The proposed change of use risks undermining this status. During a previous brief period when the property was used to house young people, there was a marked increase in emergency service activity-police and ambulances were frequently present, often late at night. This level of disruption is incompatible with the quiet, residential nature of the conservation area and threatens its long-term viability.</p> <p>2. Documented Anti-Social Behaviour</p> <p>The gardens opposite the property, which include a war memorial, became a hotspot for anti-social behaviour during the previous use, with disturbances affecting residents' quality of life. This is not speculative; it is based on direct observation and community experience. This involved large group congregating, using drugs and playing loud music. Reintroducing this use would likely repeat these issues, further eroding the safety and cohesion of the neighbourhood.</p> <p>3. Negative Impact on Property Values and Community Stability</p> <p>The presence of a high-disruption facility in a residential area will inevitably affect property values. Families and long-term residents may choose to relocate, leading to a shift toward multi-occupancy dwellings and reduced investment in</p>
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property upkeep. This would be a significant loss to a community currently characterised by stability, pride in ownership, and mutual respect.

#### 4. Failure to Honour Original Intent

The property was acquired with the understanding that it would remain a nursing home for the elderly-a use that aligns with both community needs and the conservation area's ethos. There is no evidence of a genuine attempt to fulfil this obligation. Instead, the proposal seeks to repurpose the site in a way that disregards its original purpose and the expectations of local residents.

#### 5. Ongoing Need for Elderly Care Provision

The recent report of the Dene holm nursing home due to inadequate standards has left a gap in elderly care provision in the area. Ashley Down is ideally placed to fill this need. Rather than repurposing the site, efforts should be made to restore and reopen it as a high-quality nursing home, serving the demographic it was originally intended to support.

#### 6. Concerns Over Ownership and Intent

A company named Building Better Futures was recently registered at this address and almost immediately subjected to a compulsory strike-off by Companies House. This process is initiated when a company is believed to no longer be carrying on business or fulfilling its legal obligations-typically due to failure to file required documentation. It is, in effect, a forced closure. This raises serious concerns about the credibility and intent of those behind the current proposal. It suggests that the applicant is not a local resident with the best interests of the area in mind, but rather someone seeking short-term financial gain at the expense of community wellbeing and conservation integrity.

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#### Conclusion:

This proposal is not in keeping with the character, needs, or expectations of the local community. It threatens the integrity of the conservation area, introduces a proven risk of disruption, and disregards both the original purpose of the site and the pressing need for elderly care facilities in Gravesend. I respectfully urge the planning authority to reject this application.

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Kind regards