

Application: 20250547

**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
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To: **Mr Munvinder Dhariwal
C/O Mr Ollie Neary, Graham Simpkin Planning Ltd
2 The Parade
Ash Road
Hartley
Longfield
Kent
DA3 8BG
United Kingdom**

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:

**256 Singlewell Road
Gravesend
Kent
DA11 7RE**

and being **Change of use of incidental outbuilding for the dwelling to a mixed use Sui Generis building comprising of gym and incidental purposes in relating to the single family dwelling**. Your application dated 4th June 2025 is permitted subject to the following:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans/documents:

Application form
Planning Statement (reference PR4394)
Drawing no. E116(20)001 (proposed plans and elevations)
Drawing no. E116(05)001 (existing plans and elevations)
Drawing no. E116(05)1250 (existing local and block plan minus canopy)
Drawing no. E116(20)1250 (proposed location and block plan)

Reason: For the avoidance of doubt and in the interests of proper planning.

2. Within three months of the date of this approval, details of on-site parking for four vehicles and one bicycle (including layout plans, specifications for the weatherproof cycle parking, the signage to identify a defined gymnasium car parking space and the method to ensure that the gymnasium parking space is available to each client), shall be submitted to and approved in writing by the Local Planning Authority. The approved on-site parking provision shall be provided within three months of the date of the approval and shall thereafter be retained and managed permanently.

Reason: To ensure adequate parking for the dwelling and commercial unit, in the interests of highway safety and in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy 2014 and Saved Policies T1 and P3 of the Gravesham Local Plan First Review 1994.

3. Within three months of the date of this permission, storage facilities for refuse shall be provided and be of sufficient capacity having regard to the quantity of waste produced and the frequency of waste collection. All waste shall be removed from site on a regular basis by a licensed waste carrier and disposed of at a licensed waste disposal site.

Reason: In order to protect the amenity of surrounding residential occupiers and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

4. The Sui Generis Use hereby permitted shall be as a gymnasium only during the operational hours identified in condition 5, and incidental to the dwellinghouse outside these hours as specified in the approved plans/documents and not for any other use including any other use within the Town & Country Planning (Use Classes) Order 1987 (as amended) or in any equivalent provision in any Statutory Instrument revoking or re-enacting that Order.

Reason: To enable the Local Planning Authority to maintain proper control of the premises as other uses of the outbuilding could adversely affect the amenities of the locality and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

5. The gymnasium hereby permitted shall only operate between the hours of 08:00-20:00 on Mondays to Fridays and at no time on Saturdays, Sundays, Bank or Public Holidays. No works or ancillary operations (including deliveries) that are audible at the site boundary shall take place on the site at any other time.

Reason: In the interests of residential amenity and in line with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

6. The gymnasium hereby permitted shall only be visited by one client at a time and by a maximum of six clients over the course of a single working day except when group classes are running when there shall be a maximum of ten clients. Group classes shall consist of only four clients and shall be run no more than twice a week.

Reason: In order to protect the amenity of surrounding residential occupiers and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

7. No classes or training associated with the gymnasium hereby permitted shall take place outside of the building and all classes or training shall take place with all the doors and windows of the outbuilding shut.

Reason: In order to protect the amenity of surrounding residential occupiers and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

INFORMATIVES:-

1 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.

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 AND PARTY WALL ACT**

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

4 **GBC - COMMERCIAL TEAM (REGULATORY SERVICES)**

The applicant is requested to note the following;

In these premises the Health and Safety Executive (HSE) will be the enforcing Authority for all health and safety matters as it is located in a domestic premises. Should you require further advice and information check out the HSE website www.hse.gov.uk

5 **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: 27 August 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

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

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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.
- **For further information regarding Appeals and to make an application please click the relevant link:**  
<https://www.gov.uk/appeal-householder-planning-decision>  
<https://www.gov.uk/appeal-planning-decision>
- 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:

- 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
- 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 –

- an application for change of use;
- 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.

