

Application: 20211046

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

APPROVAL OF DETAILED PLANS AND PARTICULARS

To: **Reef Group
C/O Miss Kelly McCann, Knight Frank
Knight Frank
55 Baker Street
London
W1U 8AN**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **APPROVED** detailed plans and particulars submitted on 10th September 2021 in accordance with condition 16 of the Notification of Grant of Planning Permission reference 20200343 to Develop Land dated 21 December 2020 in respect of:-

Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian links, landscaping, highway and other associated works.

at: **Land At Market Square And Horn Yard Car Parks
New Swan Yard
Gravesend
Kent**

and being **Application for approval of condition 16 attached to planning permission reference number 20200343 relating to external envelope of each building type, details of the external walls and openings including windows, doors, balconies, eaves, parapets, roof, dormer and rooflights.**

subject to the following Informatives:-

Your attention is drawn to the following informatives

INFORMATIVES:-

1 EXTENT OF THE APPROVAL

For the avoidance of doubt the approval hereby given is only for details of the external envelope of each building type, showing details of the external walls openings including windows, doors, balconies, eaves, parapets, roof, dormer and rooflights.

For the avoidance of doubt this approval does not include the approval of any external facing materials which will be addressed through application 20211313 (Application for approval of condition 15 attached to planning permission reference number 20200343 relating to external facing materials).

2 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 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.

3 DECISION PLANS

For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

Application form

Covering letter - Dated 17th August 2021

ALL SITE - BALCONIES - 3732-LJA-E01-XX-DR-A-21216-C03
ALL SITE - BALCONIES - 3732-LJA-ZZ-XX-DR-A-21200-C03
ALL SITE - BALCONIES - 3732-LJA-ZZ-XX-DR-A-21201-C03
ALL SITE - BALCONIES - 3732-LJA-ZZ-XX-DR-A-21202-C03
ALL SITE - BALCONIES - 3732-LJA-ZZ-XX-DR-A-21203-C03
ALL SITE - BALCONIES - 3732-LJA-ZZ-XX-DR-A-21210-C03
ALL SITE - BALCONIES - 3732-LJA-ZZ-XX-DR-A-21215-C03
ALL SITE - BALCONIES - 3732-LJA-ZZ-XX-DR-A-21435-C03
ALL SITE - DOOR JUNCTIONS - 3732-LJA-E01-XX-DR-A-27040-C03
ALL SITE - DOOR JUNCTIONS - 3732-LJA-E01-XX-DR-A-27041-C03
ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31701-C04
ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31702-C03
ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31703-C03
ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31704-C03
ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31705-C03
ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31706-C03
ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31707-C02
ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31708-C02
ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31709-C02
ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31710-C02
ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31711-C02
ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31712-C02
ALL SITE - ROOF DETAILS - 3732-LJA-ZZ-XX-DR-A-21312-C03
ALL SITE - ROOF DETAILS - 3732-LJA-ZZ-XX-DR-A-27067-C02
ALL SITE - SUBSTRUCTURE - 3732-LJA-E01-XX-DR-A-13004-C02
ALL SITE - SUBSTRUCTURE - 3732-LJA-ZZ-XX-DR-A-13000-C03
ALL SITE - SUBSTRUCTURE - 3732-LJA-ZZ-XX-DR-A-13001-C03
ALL SITE - SUBSTRUCTURE - 3732-LJA-ZZ-XX-DR-A-13002-C02
ALL SITE - SUBSTRUCTURE - 3732-LJA-ZZ-XX-DR-A-13003-C04
ALL SITE - VENTS - 3732-LJA-ZZ-XX-DR-A-21455-C04
ALL SITE - VENTS - 3732-LJA-ZZ-XX-DR-A-21456-C03
ALL SITE - WALL JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21450-C03
ALL SITE - WALL JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21451-C03
ALL SITE - WALL JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21300-C04
ALL SITE - WALL JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21360-C03
ALL SITE - WALL JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21370-C04
ALL SITE - WALL JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21380-C04
ALL SITE - WALL JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21400-C03
ALL SITE - WALL JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21410-C03
ALL SITE - WALL JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21415-C03
ALL SITE - WALL JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21420-C04
ALL SITE - WINDOW JUNCTIONS - 3732-LJA-E01-XX-DR-A-27046-C02
ALL SITE - WINDOW JUNCTIONS - 3732-LJA-E01-XX-DR-A-27045-C02
ALL SITE - WINDOW JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21330-C04
ALL SITE - WINDOW JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21331-C04
ALL SITE - WINDOW JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21332-C02

ALL SITE - WINDOW JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21420-C04
ALL SITE - WINDOW JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21430-C03
ALL SITE - WINDOW JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21431-C03
ALL SITE - WINDOW JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21432-C03
ALL SITE - WINDOW JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21433-C03
ALL SITE - WINDOW JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21434-C03
ALL SITE - WINDOW JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21435-C03
ALL SITE - WINDOW JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21436-C02
E01 - BALUSTRADE DETAILS - 3732-LJA-E01-XX-DR-A-27010-C04
E01 - BALUSTRADE DETAILS - 3732-LJA-E01-XX-DR-A-27011-C04
E01 - BALUSTRADE DETAILS - 3732-LJA-E01-XX-DR-A-27012-C03
E01 - BALUSTRADE DETAILS - 3732-LJA-E01-XX-DR-A-27013-C03
E01 - BALUSTRADE DETAILS - 3732-LJA-E01-XX-DR-A-27014-C03
E01 - BALUSTRADE DETAILS - 3732-LJA-E01-XX-DR-A-27015-C04
E01 - CALL OUT ELEVATIONS - 3732-LJA-E01-XX-DR-A-21001-C04
E01 - CALL OUT ELEVATIONS - 3732-LJA-E01-XX-DR-A-21002-C04
E01 - CALL OUT ELEVATIONS - 3732-LJA-E01-XX-DR-A-21003-C04
E01 - CALL OUT ELEVATIONS - 3732-LJA-E01-XX-DR-A-21004-C04
E01 - CALL OUT ELEVATIONS - 3732-LJA-E01-XX-DR-A-21010-C04
E01 - CALL OUT ELEVATIONS - 3732-LJA-E01-XX-DR-A-21011-C04
E01 - CALL OUT ELEVATIONS - 3732-LJA-E01-XX-DR-A-21012-C04
E01 - CALL OUT ELEVATIONS - 3732-LJA-E01-XX-DR-A-21020-C04
E01 - CALL OUT ELEVATIONS - 3732-LJA-E01-XX-DR-A-21021-C04
E01 - CALL OUT ELEVATIONS - 3732-LJA-E01-XX-DR-A-21022-C04
E01 - CALL OUT ELEVATIONS - 3732-LJA-E01-XX-DR-A-21023-C04
E01 - CALL OUT ELEVATIONS - 3732-LJA-E01-XX-DR-A-21024-C04
E01 - CALL OUT ELEVATIONS - 3732-LJA-E01-XX-DR-A-21025-C04
E01 - CALL OUT ELEVATIONS - 3732-LJA-E01-XX-DR-A-21026-C04
E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-E01-XX-DR-A-21680-C04
E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-E01-XX-DR-A-21681-C04
E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-E01-XX-DR-A-21682-C04
E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-E01-XX-DR-A-21683-C04
E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-E01-XX-DR-A-21684-C04
E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-ZZ-XX-DR-A-21339-C02
E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-ZZ-XX-DR-A-21340-C03
E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-ZZ-XX-DR-A-21341-C03
E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-ZZ-XX-DR-A-21342-C03
E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-ZZ-XX-DR-A-21343-C03
E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-ZZ-XX-DR-A-21440-C03
E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-ZZ-XX-DR-A-21442-C03
E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-ZZ-XX-DR-A-21443-C02
E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-ZZ-XX-DR-A-21444-C02
E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-ZZ-XX-DR-A-21445-C02
E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-ZZ-XX-DR-A-21446-C02
E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-ZZ-XX-DR-A-21447-C02
E01 - GA ELEVATIONS - 3732-LJA-E01-XX-DR-A-05050-C06
E01 - GA ELEVATIONS - 3732-LJA-E01-XX-DR-A-05051-C06
E01 - GA ELEVATIONS - 3732-LJA-E01-XX-DR-A-05052-C06
E01 - GA ELEVATIONS - 3732-LJA-E01-XX-DR-A-05053-C06
E01 - GA ELEVATIONS - 3732-LJA-E01-XX-DR-A-05054-C06
E01 - GA ELEVATIONS - 3732-LJA-E01-XX-DR-A-05055-C06
E01 - GA ELEVATIONS - 3732-LJA-E01-XX-DR-A-05056-C06
E01 - GA ELEVATIONS - 3732-LJA-E01-XX-DR-A-05057-C06
E01 - GA ELEVATIONS - 3732-LJA-E01-XX-DR-A-05060-C05
E01 - GA ELEVATIONS - 3732-LJA-E01-XX-DR-A-05061-C05
E01 - GA ELEVATIONS - 3732-LJA-E01-XX-DR-A-05062-C05
E01 - GA ELEVATIONS - 3732-LJA-E01-XX-DR-A-05063-C05
E01 - GA PLANS - 3732-LJA-E01-00-DR-A-04100-C04
E01 - GA PLANS - 3732-LJA-E01-01-DR-A-04101-C04
E01 - GA PLANS - 3732-LJA-E01-02-DR-A-04102-C04
E01 - GA PLANS - 3732-LJA-E01-03-DR-A-04103-C04
E01 - GA PLANS - 3732-LJA-E01-04-DR-A-04104-C04

E01 - GA PLANS - 3732-LJA-E01-05-DR-A-04105-C04
E01 - GA PLANS - 3732-LJA-E01-06-DR-A-04106-C04
E01 - GA PLANS - 3732-LJA-E01-07-DR-A-04107-C04
E01 - GA PLANS - 3732-LJA-E01-08-DR-A-04108-C04
E01 - GA PLANS - 3732-LJA-E01-09-DR-A-04109-C04
E01 - GA PLANS - 3732-LJA-E01-10-DR-A-04110-C04
E01 - GA PLANS - 3732-LJA-E01-11-DR-A-04111-C04
E01 - GA SECTIONS - 3732-LJA-E01-ZZ-DR-A-06200-C02
E01 - GA SECTIONS - 3732-LJA-E01-ZZ-DR-A-06201-C02
E01 - GA SECTIONS - 3732-LJA-E01-ZZ-DR-A-06202-C02
E01 - GA SECTIONS - 3732-LJA-E01-ZZ-DR-A-06203-C02
E01 - PITCHED ROOF DETAILS - 3732-LJA-E01-XX-DR-A-27065-C02
E01 - PITCHED ROOF DETAILS - 3732-LJA-E01-XX-DR-A-27066-C02
E01 - PITCHED ROOF DETAILS - 3732-LJA-E01-XX-DR-A-27090-C03
E01 - ROOF PLANS - 3732-LJA-E01-04-DR-A-48050-C02
E01 - ROOF PLANS - 3732-LJA-E01-05-DR-A-48051-C02
E01 - ROOF PLANS - 3732-LJA-E01-06-DR-A-48052-C02
E01 - ROOF PLANS - 3732-LJA-E01-06-DR-A-48053-C02
E01 - ROOF PLANS - 3732-LJA-E01-06-DR-A-48054-C02
E01 - ROOF PLANS - 3732-LJA-E01-07-DR-A-48055-C02
E01 - ROOF PLANS - 3732-LJA-E01-07-DR-A-48065-C02
E01 - ROOF PLANS - 3732-LJA-E01-07-DR-A-48066-C02
E01 - ROOF PLANS - 3732-LJA-E01-08-DR-A-48056-C02
E01 - ROOF PLANS - 3732-LJA-E01-08-DR-A-48057-C02
E01 - ROOF PLANS - 3732-LJA-E01-09-DR-A-48058-C02
E02 - Details - 3732-LJA-E02-XX-DR-A-13100-C02
E02 - Details - 3732-LJA-E02-XX-DR-A-13101-C02
E02 - Details - 3732-LJA-E02-XX-DR-A-21205-C02
E02 - Details - 3732-LJA-E02-XX-DR-A-21305-C02
E02 - Details - 3732-LJA-E02-XX-DR-A-21395-C02
E02 - Details - 3732-LJA-E02-ZZ-DR-A-21030-C03
E02 - Details - 3732-LJA-E02-ZZ-DR-A-21031-C03
E02 - Details - 3732-LJA-E02-ZZ-DR-A-21035-C03
E02 - Details - 3732-LJA-E02-ZZ-DR-A-21037-C03
E02 - Details - 3732-LJA-ZZ-ZZ-DR-A-27101-C02
E02 - Details - 3732-LJA-ZZ-ZZ-DR-A-27102-C02
E02 - Details - 3732-LJA-ZZ-ZZ-DR-A-27107-C02
E02 - Details - 3732-LJA-ZZ-ZZ-DR-A-27111-C02
E02 - GA Elevations - 3732-LJA-E02-XX-DR-A-05060-C06
E02 - GA Elevations - 3732-LJA-E02-XX-DR-A-05061-C06
E02 - GA Elevations - 3732-LJA-E02-XX-DR-A-05062-C06
E02 - GA Elevations - 3732-LJA-E02-XX-DR-A-05063-C05
E02 - GA Plans - 3732-LJA-E02-00-DR-A-04052-C03
E02 - GA Plans - 3732-LJA-E02-01-DR-A-04053-C03
E02 - GA Plans - 3732-LJA-E02-02-DR-A-04054-C02
E02 - GA Plans - 3732-LJA-E02-03-DR-A-04055-C02
E02 - GA Plans - 3732-LJA-E02-04-DR-A-04056-C03
E02 - GA Plans - 3732-LJA-E02-05-DR-A-04057-C02
E02 - GA Plans - 3732-LJA-E02-06-DR-A-04058-C02
E02 - GA Plans - 3732-LJA-E02-07-DR-A-04059-C02
E02 - GA Plans - 3732-LJA-E02-B1-DR-A-04051-C02
E02 - GA Sections - 3732-LJA-E02-ZZ-DR-A-48102-C04
E02 - GA Sections - 3732-LJA-E02-ZZ-DR-A-48103-C04
E03 - Details - 3732-LJA-E03-XX-DR-A-21045-C03
E03 - Details - 3732-LJA-E03-XX-DR-A-21046-C03
E03 - Details - 3732-LJA-E03-XX-DR-A-21047-C03
E03 - Details - 3732-LJA-ZZ-XX-DR-A-13200-C02
E03 - Details - 3732-LJA-ZZ-ZZ-DR-A-27112-C02
E03 - Details - 3732-LJA-ZZ-ZZ-DR-A-27113-C02
E03 - Details - 3732-LJA-ZZ-ZZ-DR-A-27114-C02
E03 - Details - 3732-LJA-ZZ-ZZ-DR-A-27115-C02
E03 - Details - 3732-LJA-ZZ-ZZ-DR-A-27116-C02

E03 - GA Elevations - 3732-LJA-E03-XX-DR-A-05070-C05
E03 - GA Elevations - 3732-LJA-E03-XX-DR-A-05071-C05
E03 - GA Elevations - 3732-LJA-E03-XX-DR-A-05072-C05
E03 - GA Elevations - 3732-LJA-E03-XX-DR-A-05073-C05
E03 - GA Elevations - 3732-LJA-E03-XX-DR-A-21040-C04
E03 - GA Elevations - 3732-LJA-E03-XX-DR-A-21041-C04
E03 - GA Plans - 3732-LJA-E03-00-DR-A-04402-C02
E03 - GA Plans - 3732-LJA-E03-01-DR-A-04403-C02
E03 - GA Plans - 3732-LJA-E03-02-DR-A-04404-C02
E03 - GA Plans - 3732-LJA-E03-03-DR-A-04405-C02
E03 - GA Plans - 3732-LJA-E03-04-DR-A-04406-C02
E03 - GA Plans - 3732-LJA-E03-05-DR-A-04407-C02
E03 - GA Plans - 3732-LJA-E03-06-DR-A-04408-C03
E03 - GA Plans - 3732-LJA-E03-B1-DR-A-04400-C02
E03 - GA Plans - 3732-LJA-E03-B2-DR-A-04401-C02
E03 - GA Sections - 3732-LJA-E03-ZZ-DR-A-48104-C03
E04 - Details - 3732-LJA-E04-XX-DR-A-21951-C02
E04 - GA Elevations - 3732-LJA-E04-XX-DR-A-05001-C02
E04 - GA Elevations - 3732-LJA-E04-XX-DR-A-05003-C02
E04 - GA Plans - 3732-LJA-E04-00-DR-A-04051-C03
E04 - GA Plans - 3732-LJA-E04-01-DR-A-04052-C03
E04 - GA Plans - 3732-LJA-E04-02-DR-A-04053-C03
E04 - GA Plans - 3732-LJA-E04-03-DR-A-04054-C03
E04 - GA Plans - 3732-LJA-E04-04-DR-A-04055-C03
E04 - GA Plans - 3732-LJA-E04-05-DR-A-04056-C03
E04 - GA Plans - 3732-LJA-E04-06-DR-A-04057-C03

Dated: 4 November 2021

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

NOTES:

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (Development Management Procedure) (England) Order 2015 and does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite.

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 or online at 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.

COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.

Gravesham Borough Council