

Application: 20240593

**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: **Hayer
C/O Mialex Ltd
Work.Life
Core
Brown Street
MANCHESTER
M2 1DH**

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 8th July 2024 in accordance with conditions 3,4,5,6,8,9,10,11,12,13 and 14 of the Notification of Grant of Planning Permission reference 20231301 to Develop Land dated 14 May 2024 in respect of:-

Construction of a three storey building with habitable roof space to accommodate seven apartments with associated pedestrian access, private and communal amenity space, refuse and cycle storage.

at: **Land To Rear Of
15 - 17 Darnley Road
Gravesend
Kent
DA11 0RZ**

and being **Application for approval of condition 3,4,5,6,8,9,10,11,12,13 and 14 attached to planning permission reference number 20231301 relating to details and samples of all materials and finishes to be used in the external faces of the building (3), details of windows and doors (4), full details of all boundary treatments, including their location, design, height and materials (5), details of the refuse storage and collection arrangements (6), a scheme detailing the provision for 7 additional cycle parking spaces (8), details of soft landscaping and a planting plan (9), details of hard landscaping (10), a Construction Management Plan (11), details of all external lighting (12), a Scheme of Biodiversity Enhancement (13) and a noise impact assessment (14).**

subject to the following Informatives:-

INFORMATIVES:-

1 PLANS AND DOCUMENTS

This decision was made on the basis of the following plans and documents:

Application Form
DR-001-602 - Proposed External Lighting Drawing Sheet 2

2 AVOIDANCE OF DOUBT

For the avoidance of doubt the fully approved conditions for this application relating to planning permission 20231301 is:

Condition 3 (External Materials)
Condition 4 (Joinery Details)
Condition 5 (Boundary Treatments)
Condition 6 (Refuse Storage)
Condition 8 (Cycle Parking)
Condition 9 (Soft Landscaping and Planting)
Condition 10 (Hard Landscaping)
Condition 11 (Construction Management Plan)
Condition 12 (External Lighting)
Condition 13 (Biodiversity Enhancement)
Condition 14 (Noise Impact Assessment)

Dated: 23 October 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of 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.