
21 August 2023

Mr Ethan Bonthron

Development Management
Planning and Regeneration Services
Gravesham Borough Council

Dear Mr Bonthron

Application for Non-Material Amendment for minor changes to consented Class O prior approval application (ref 20210973) at Joynes House, New Road, Gravesend.

I hereby submit an application for a non-material amendment to the Class O Prior Approval reference 202110973. This follows a previous non-material amendment (NMA) which was submitted and approved under ref 20220393 on 20th April 2022. This further NMA would effectively supersede the previous NMA but only in respect of the fourth floor.

The amendments are sought due to an error in the original NMA submission in respect of the fourth floor plan. There will be no change in the total number of flats to be created under this Prior Approval - in this case 22 flats. Each flat still meets the Nationally Described Space Standards, as required by Article 3 (9A) of the GPDO. In terms of the prior approval issues, each habitable room of each flat will have access to ample natural daylight. There will have no implications for flood risk, contamination, nor impacts from commercial noise. Similarly there will be no additional highway impacts given the good level of parking available on-site and safe access arrangements, as acknowledged in the Officers Report for the original Class O applications.

If you have any queries or require any further information please do not hesitate to contact me.

Yours sincerely

Ruth Harding (Gemini Planning Services Ltd)

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APPENDIX 1 – Plan showing Original Class O applications relating to Joynes House

