

Application: 20250509

**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 and Mrs M. Cantwell
C/O Mr Steve Baker, Steve Baker Architect
78 Pound Road
East Peckham
Tonbridge
Kent
TN12 5BJ
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:

**Bluebells
Willow Walk
Meopham
Gravesend
Kent
DA13 0QS**

and being **Retention, remodelling and extension of the existing property to create two self build single dwellinghouses**. Your application dated 22nd May 2025 is permitted subject to the following:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans;

Location Plan

Drawing No. 1001 D Block Plan - Existing
Drawing No. 1010 D Ground Floor Plan - Existing
Drawing No. 1013 C Site Block Plan - Proposed
Drawing No. 1030 C North and South Elevations - Existing
Drawing No. 1032 C East and West Elevations - Existing
Drawing No. 1020 C Sections AA and BB - Existing
Drawing No. 1101 E Site Block Plan - Proposed
Drawing No. 1110 D Ground Floor Plan - Proposed
Drawing No. 1111 D First Floor Plan - Proposed
Drawing No. 1113 D Roof Plan - Proposed
Drawing No. 1132 D East and West Elevations - Proposed

Drawing No. 1130 D North and South Elevations - Proposed
Drawing No. 1120 D Sections AA and BB - Proposed
Drawing No. 1121 D Section CC - Proposed
Preliminary Ecological Appraisal
Bat Roost Assessment, and
BNG Self Build Form

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwelling.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

4. The first floor windows in the northern flank elevation of the dwelling on plot A, the ground and first floor windows in the southern flank elevation of the dwelling on plot B and all of the windows in the inside flank elevations of the dwellings on plots A and B shall be obscure glazed and non-opening of a minimum height of 1.7m above internal floor level and shall be retained as such.

Reason: In the interests of the amenity of the occupiers of the development itself and of the neighbouring properties, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

5. The flat roof of the single storey rear projection of the dwelling on plot B of the development hereby approved shall at no time be used as a terrace or an area for sitting out on.

Reason: In the interests of the amenity of the occupiers of the development itself and of the neighbouring properties, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

6. Notwithstanding the approved plans, prior to first occupation of the development hereby approved, plans showing the siting of two cycle parking spaces for each dwelling shall be submitted to, and approved in writing by, the Local Planning Authority. The spaces shall be provided as so approved and shall be permanently retained for the parking of bicycles.

Reason: To ensure that suitable cycle parking provision is provided on site, in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (2014).

7. Notwithstanding the provisions of Article 3, and Part 1 Classes A and G of Schedule 2 to the Town and Country Planning (General Permitted Development)(England) Order 2015, as amended, or any provision equivalent to those Classes in any statutory instrument revoking and re-enacting that Order, with or without modification, no window, door or other form of opening shall be formed in flank elevations of the dwellings hereby permitted.

Reason: In order to safeguard the amenity and privacy of the occupants of the neighbouring properties in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

8. Notwithstanding the provisions of Classes A, B, C, E and F of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwelling or the erection of buildings incidental to the enjoyment of the dwelling hereby permitted, shall be carried out.

Reason: In order that any other proposed extensions or alterations to the property may be the subject of a planning application which the Local Planning Authority would wish to consider on its own merits having regard to the special amenity of the area and the neighbouring amenity in accordance with Policy CS19 of Gravesham Local Plan Core Strategy (2014).

9. Prior to above ground works, a scheme detailing the proposed hard surface treatments and screening by walls, fences or other means shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall then be constructed in accordance with these approved details and completed, in its entirety, prior to first occupation of the development. Thereafter, the development shall be retained and not subsequently altered.

Reason: In order to ensure an acceptable standard of development upon completion, in accordance with Policy CS19 of Gravesham Local Plan Core strategy (2014).

10. Prior to the commencement of the development hereby permitted, details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. The development shall proceed in accordance with the approved details and shall be retained as such.

Reason: To ensure a satisfactory form of development and to ensure no flood or drainage issues arise from it, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

11. Prior to above ground works, and notwithstanding the details shown on the approved plans, submitted documents and application form, a scheme detailing the proposed soft landscaping shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter, the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of the development. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and species during the next available planting season.

Reason: To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and to ensure that potential damage to public apparatus does not arise.

12. Prior to first occupation of the development hereby approved, a lighting design plan(s) for biodiversity shall be submitted to and approved in writing by the local planning authority. The plan(s) shall include the following;
 - o the identification of areas/ features on- site where disturbance could occur to biodiversity features such as ancient woodland plus buffer zone and bat roosting sites and/ or foraging/ commuting routes;
 - o the provision of appropriate, scaled plans(s) to show how and where external lighting shall be installed;
 - o the provision of technical specifications for the external lighting; and
 - o the provision of lighting contour plans to show expected lux levels on both the horizontal and vertical planes, so that it can be clearly demonstrated that areas to be lit shall not disturb the activity or relevant ecological receptors.

All external lighting shall be installed prior to first occupation of the dwellings in accordance with the specifications and locations set out in the plan(s), and these shall be maintained thereafter in accordance with the plan(s).

Reason: In the interests of the protection of light- sensitive species, in accordance with the National Planning Policy Framework (2024).

13. Prior to the commencement of works, including site clearance, a construction environmental management plan (CEMP) will be submitted to and approved in writing by the Local Planning Authority. The CEMP will be based on the recommendations in the Preliminary Ecological Appraisal, Calumma Ecological Services Oct 24 and include the following:
- a) the purpose and objectives for proposed mitigation works during construction;
 - b) the identification of biodiversity protection zones and the use of protective fences, exclusion barriers and warning signs;
 - c) a detailed method statement to protect the ancient woodland (AW), 15m AW buffer zone and retained trees from pollution and adverse impacts;
 - d) the extent and location of proposed mitigation works shown on appropriate scale maps and plans, with reference to: pollution avoidance measures (noise, dust, lighting and run-off), protection of retained trees and hedgerows;
 - e) practical mitigation measures (both physical measures and sensitive working practices) to avoid or reduce impacts during clearance and construction for bats, hedgerows and breeding birds (may be provided as a set of species or habitat specific methods statements);
 - f) the location and timing of sensitive works to avoid harm to biodiversity features;
 - g) the times during construction when specialist ecologists need to be present on site to oversee works;
 - h) responsible persons and lines of communication.

The approved CEMP will be adhered to and implemented throughout the construction period in accordance with the approved details.

Reason: In the interests of the protection of protected species, in accordance with the National Planning Policy Framework (2024).

14. Within three months of work's commencement, a detailed plan(s) showing how the development will enhance biodiversity, will be submitted to, and approved in writing by, the local planning authority. This will include a detailed landscaping plan using native species, planting plan with management measures, hedgehog highways and integrated wildlife features, including durable bat and bird boxes aimed at species of conservation concern. The approved measures will be implemented and retained thereafter.

Reason: In the interests of the protection of protected species, in accordance with the National Planning Policy Framework (2024).

15. Prior to the first occupation of the development hereby approved, details of the refuse and recycling stores for both of the dwellings shall be submitted to and approved in writing by, the Local Planning Authority. The stores shall be implemented as so approved and shall be retained for the storage of refuse and recycling bins thereafter.

Reason: To ensure the provision of suitable refuse and recycling facilities for the development.

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 DECISION PLANS

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

Application Form;
Cover Letter
Location Plan
1001 D Block Plan - Existing
1010 D Ground Floor Plan - Existing
1013 C Roof Plan - Existing
1030 C North and South Elevations - Existing
1032 C East and West Elevations - Existing
1020 C Sections AA and BB - Existing
1101 E Site Block Plan - Proposed
1110 D Ground Floor Plan - Proposed
1111 D First Floor Plan - Proposed
1113 D Roof Plan - Proposed
1132 D East and West Elevations - Proposed
1130 D North and South Elevations - Proposed
1120 D Sections AA and BB - Proposed
1121 D Section CC - Proposed
Preliminary Ecological Appraisal
Bat Roost Assessment
BNG Self Build Form

3 BUILDING REGULATIONS CONSENT

The granting of planning permission is independent from the granting of Building Regulations consent (which may, or may not, be required). In the event of a change to the scheme granted planning permission being required to satisfy the Building Regulations, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

4 AGREEMENT FOR IMPOSITION OF PRE-COMMENCEMENT CONDITION(S)

In accordance with The Town and Country Planning (Pre Commencement Conditions) Regulations 2018 and paragraph 36 of the Planning Practice Guidance the Local Planning Authority has agreed in writing with the applicant to the inclusion of pre-commencement conditions.

Dated: 3 September 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:

- (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.