



Application: 20220953

**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

To: **Lownie Investments**
C/O Ms Dani Reed, Child Graddon Lewis Architects
Irongate House
30 Dukes Places
London
EC3A 7LP
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:

22 - 25 New Road
Gravesend
Kent

and being **Subdivision of the existing residential unit that is located across the 1st - 3rd floors of the property into 6 residential studio flats.** Your application dated 1st September 2022 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:

Application Form - dated 22/08/2022;
Design and Access Statement - dated 08/2022;
Supplementary Information - Transport Statement (dated 07/2022);
Supplementary Information - Daylight and Sunlight Report (dated 18/08/2022);
Supplementary Information - Noise Impact Assessment and Covering Letter (dated 03/02/2022);
Drawing no. CGL-XX-00-DR-A-050100 - Rev. P2 - Site Location Plan (scale - 1:1250);
Drawing no. CGL-XX-00-DR-A-050110 - Rev. P2 - Existing Ground Floor Plan;
Drawing no. CGL-XX-01-DR-A-050111 - Rev. P2 - Existing First Floor Plan;
Drawing no. CGL-XX-02-DR-A-050112 - Rev. P2 - Existing Second Floor Plan;
Drawing no. CGL-XX-03-DR-A-050113 - Rev. P2 - Existing Third Floor Plan;
Drawing no. CGL-XX-04-DR-A-050114 - Rev. P2 - Existing Fourth Floor Plan;
Drawing no. CGL-XX-EL-DR-A-050120 - Rev. P2 - Existing Front Elevation;
Drawing no. CGL-XX-EL-DR-A-050121 - Rev. P2 - Existing Side Elevations;

Drawing no. CGL-XX-EL-DR-A-050122 - Rev. P2 - Existing Rear Elevation;
Drawing no. CGL-XX-00-DR-A-050310 - Rev. P1 - Proposed Ground Floor Site Plan;
Drawing no. CGL-XX-01-DR-A-050311 - Proposed First Floor Plan;
Drawing no. CGL-XX-02-DR-A-050312 - Rev. P1 - Proposed Second Floor Plan;
Drawing no. CGL-XX-03-DR-A-050313 - Rev. P1 - Proposed Third Floor Plan;
Drawing no. CGL-XX-04-DR-A-050314 - Rev. P1 - Proposed Fourth Floor Plan;
Drawing no. CGL-XX-EL-DR-A-050320 - Rev. P1 - Proposed Front Elevation;
Drawing no. CGL-XX-EL-DR-A-050321 - Rev. P1 - Proposed Side Elevations;
Drawing no. CGL-XX-EL-DR-A-050322 - Rev. P1 - Proposed Rear Elevation.

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

3. Prior to the first occupation of the development hereby permitted details of the secondary glazing has to be submitted to and approved in writing by the Local Planning Authority. The approved glazing shall the be installed and maintained to accord with the with recommendations within the noise impact assessment (ref RP01-21596-R1) dated February 2022, as a minimum.

Reason In order to ensure acceptable living conditions for the future occupants, in accordance with adopted Local Plan: Core Strategy Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

4. The development hereby permitted shall be undertaken in accordance with the recommendations set out in section 5 of the noise impact assessment (ref RP01-21596-R1) dated February 2022, as a minimum, to ensure that all habitable rooms of the dwellings meet the maximum values set out in table 1 of BS8233:2014 and The World Health Organisation 'Guidelines for Community Noise' as referenced in the Noise Impact Assessment.

Reason In order to ensure acceptable living conditions for the future occupants, in accordance with adopted Local Plan: Core Strategy Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

5. Prior to the first occupation of the dwellings hereby approved, a post-installation noise impact assessment shall be submitted to and approved in writing by the Local Planning Authority. The document will demonstrate compliance with the maximum values set out in table 1 of BS8233:2014 and The World Health Organisation 'Guidelines for Community Noise'. Any works identified as being required to meet these standards shall be carried out prior to the first occupation of the dwellings.

Reason In order to ensure acceptable living conditions for the future occupants, in accordance with adopted Local Plan: Core Strategy Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

6. The cycle storage shown on approved 'CGL-XX-00-DR-A-050310 - Rev. P1' shall be installed prior to the first occupation of the units hereby permitted and thereafter shall be retained permanently.

Reason To ensure adequate bicycle parking provision at the application site, in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (2014).

7. Prior to the first use of the building as separate flats and notwithstanding the details shown on the approved plans, details shall be submitted to and approved in writing by the Local Planning Authority of the location and appearance of the refuse and recycling storage area to serve the development and the waste management arrangements associated with the proposed use. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste. The approved bin store and

waste management arrangements shall be implemented in full prior to the first use of the building and shall thereafter be maintained while the building remains in use as flats.

Reason In order to ensure the development is served by a suitable refuse storage area, to preserve the residential and visual amenities of the locality in accordance with Policies CS19 (Development and Design Principles) 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 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.

2 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.

3 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].

4 SMOKE CONTROL AREA

The proposed development is situated in a smoke control area. As such, only authorised smokeless fuels as listed in the Smoke Control Areas (Authorised Fuels) Regulations 1991 shall be burnt or fireplaces/appliances exempted by Smoke Control (Exempted Fireplaces) Orders shall be utilised. Exempt appliances are appliances (ovens including pizza and tandoori ovens, wood burners and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993. These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without emitting smoke. They must be fitted and used according to manufacturer's instructions and they can only be used for the fuel for which they are designed. When purchasing fuels and fireplaces the applicant should clarify with the vendor their suitability with respect to use in Smoke Control Areas. For further information, including confirmation that an appliance and/or fuel is suitable for use in a smoke control area, the applicant should contact the Council's Regulatory Services air.quality@gravesham.gov.uk

5 FOR THE AVOIDANCE OF DOUBT - WASTE PROVISION

The developer is required to pay for the provision of all bins required for the development, which can be purchased via the Council's Waste Management Team: <https://www.gravesham.gov.uk/bins-recycling/order-bins-sacks>. The collections will not occur until containers are in place. It is the responsibility of the developer to collect and remove any waste at their cost until the Council is satisfied that all waste requirements have been met. All complaints in regard to non-collection due to the fault of the developer will be passed onto the developer for response.

The Council should be informed at least two weeks prior to the waste collections by the council taking place.

6 FOR THE AVOIDANCE OF DOUBT - WINDOWS

The application site is considered to be a non-designated heritage asset that maintains original features and fenestration, which contributes to the quality of building and the street scene. Therefore, the original windows should be retained and not removed, or damaged as part of this development and the flats do not benefit from any permitted development rights relating to replacement windows.

7 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: 7 November 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

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.
- **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**

- 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.