



SEVENCROFT LTD.



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Gravesham Borough Council,
Civic Centre,
Windmill Street,
Gravesend,
Kent DA12 1AU

24th February 2023

Attention: Planning Department

Dear Sirs,

Re: Discharge of details reserved by Condition for Application reference 20191222 - 3no. self-build houses with associated garages and landscaping at land adjacent to School Lane, Higham, Kent ME3 7JG in accordance with the terms of the application - reference 20191222 - Appeal Ref: APP/K2230/W/20/3255704

Further to the Planning Approval at Appeal for the above project please find attached the Application for approval of Details Reserved by Condition Form along with additional information listed within the letter below relating to conditions.

We would be grateful if you could contact Chris McMullon on 01233 625553 for the application fee applicable upon the discharge of these Conditions. We would respond to the Conditions as follows:

1) Details of the appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

Please find attached the following Details regarding discharge of Condition.

Please find attached one copy of drawing number 2022/52/01 – 09 & 20 along with Construction Management Plan.

2) Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.

Condition Noted. No Submission required

3) The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.

Condition Noted. No Submission required



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4) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 18_95_01 Revision C July 2019 and the Site Access Visibility drawing PCD337/001.

Condition Noted. No Submission required

5) The reserved matters submission pursuant to condition 1 of this permission shall show full particulars of the siting of cycle storage and refuse bin storage to serve the development. The development shall be implemented in accordance with the approved details prior to the occupation of the development hereby permitted and shall be retained as such thereafter.

Condition Noted. Please find attached one copy of drawing number 2022/52/02 & 08 illustrating the Bin & Bike Stores

6) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:

i) the parking of vehicles of site operatives and visitors;

ANS. Please find attached one copy of drawing number 2022/52/20

ii) loading and unloading of plant and materials; iii) storage of plant and materials used in constructing the development;

ANS. Please find attached one copy of drawing number 2022/52/20

iv) wheel washing facilities;

ANS. Please find attached one copy of drawing number 2022/52/20

v) delivery, demolition and construction working hours.

ANS. Please find attached one copy of drawing number 2022/52/20.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Condition Noted. Please find attached one copy of drawing number 2022/52/20 along with one copy of the Construction Management Plan.



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7) No development shall take place until details of foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Condition Noted. Please find attached one copy of drawing number 2022/52/21

8) No means of external illumination shall be provided in the development hereby permitted unless and until details have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with these approved details and retained as such thereafter.

Condition Noted. A further submission regarding External Lighting will be provided prior to occupation

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no enlargements to the dwelling house, including the roof of any dwellinghouse, or the construction of any further outbuilding within the Gravesham Borough Council Appeal Decision APP/K2230/W/20/3255704 curtilage of any dwelling house, shall occur unless prior written consent has been obtained from the Local Planning Authority.

Condition Noted. No Submission required

10) The reserved matters submission pursuant to condition 1 of this permission shall show full particulars of the car parking spaces and turning facilities to serve the development. The development shall be implemented in accordance with the approved details prior to the occupation of the development hereby permitted and shall be retained as such thereafter.

Condition Noted. Please find attached one copy of drawing number

11) Prior to the first occupation of the development hereby permitted, vision splays of 2.0m x 2.0m shall be provided on both sides of the vehicular access points and no obstruction of sight more than 0.6m above carriageway level shall be permitted within the splays thereafter.

Condition Noted. No Submission required

We would be pleased if you would process this application as soon as possible, and if there are any matters that require clarification or revision to render the proposal acceptable, or if you cannot support the proposal please contact me before a decision is made so that I have the opportunity to try to resolve any issues that you may have. This is a reasonable request in accordance with best practice.

Yours faithfully,



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C. J. McMullon Dip. Arch.

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