

Our Ref: RC/8618/APP.

23rd October 2023

Gravesham Borough Council
Planning Department
Civic Centre
Gravesend
DA12 1AU

Dear Sirs,

**Re: Full Plans application for a change of use at 25 Hunt Road, Painters Ash,
Northfleet, Gravesend, DA11 8JT**

We have been appointed by our client to prepare and submit an application for a change of use of the 1st floor of the above property.

The current use of the property is a dental surgery (Class E(e)) on the ground floor and residential (Class C3) on the first floor in the form of a one bed flat. Our client wishes to change the first floor to Class E(e) use to enable expansion of the dental practice to help meet demand as there is a desperate need to provide for NHS patients in the area. To further justify this demand, we append a table of nearby Dental practices listing their current and future NHS capacity.

Practice Name	NHS Dentistry	Available NHS Capacity	Waiting Time	Additional Notes
Beaconsfield Dental Care	Yes	No	3 years since last NHS	No new NHS patients
Novel Dental	Yes	No	6 Months potentially	NHS Children Accepted
Colosseum Dental	Yes	No	Not available	No answer
Parrock Dental	Yes	No	Not available	No new NHS patients
PMA Dental Care	Yes	No	Not available	No new NHS patients
Valley Drive Dental Care	Yes	No	Not available	No new NHS patients
Emia Dental	No	No	Not available	Not Operational it seems
Pelham Dental Studio	Yes	No	Not available	No answer
Alva House Dental Practice	No	No	No	Private Only
Istead Rise Dental Clinic	Yes	No	No	No new NHS patients
Meopham Dental Care	No	No	No	Fully Private
Hartley Dental Practice	No	No	No	Fully Private
Bupa Dental Care Longfield	No	No	No	No longer operational
V Smile Dentist	No	No	No	Only Private
Dental Beauty	Yes	No	No	Only Private

The conclusion from the applicant's research is that there are only 15 dental practices within a 5 mile radius of Hunt Road. These dental practices are supporting



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in excess of 220,000 people within the local authorities of Dartford and Gravesham.
There is currently only 1 dental practice accepting Children NHS patients.

There are zero dental practices that are currently accepting adult NHS patients with no plan or waiting list. This means that the demand of NHS dentistry and dentistry in general is greater than ever.

This application is being submitted to establish a Change of Use in principle and our client is happy for you to request further technical matters to be dealt with as conditions should you deem necessary.

As such, to support this submission, the following documentation is being provided:

- 1) Application forms completed and signed.
- 2) Drawing 8618-PD-01 showing existing and proposed plans, site plan and location plan.

I trust the above and submitted information is satisfactory and we look forward to receiving confirmation of validation in due course. If there is anything further you require or wish to clarify, please do not hesitate to contact us.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'R. Colley'.

ROB COLLEY MAPM

for and on behalf of Offset Architects Ltd.
Cc. Client