

Officer Recommendation

Reference	20250151		
Proposal	Installation of a new shop front and installation of shutters.		
Address	Rainbow 68 New Road Gravesend Kent DA11 0AE		
Valid Date	26th February 2025		
Expiry Date	23rd April 2025	EOT	15th May 2025

Development Type (Q Code)	Q22 Advertisements
Condition(s) to be discharged	N
Related Enforcement Reference	
Works of Construction Informative	Y

Recommendation

PER - Permitted

Conditions

1. The development hereby approved shall be begun not later than 3 years following the date of this decision.

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 schedule of approved plans:

- Application form;
- Site Plan;
- Location Plan;
- Revised drawing no. R/G/MI/01 - Plans, Sections, Elevations; and
- Revised Planning Statement.

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

INFORMATIVES:-

1 EXTENT OF PERMISISON

For the avoidance of doubt this planning permission does not include permission for roller shutters with the applicant confirming in writing on 24/04/2024 his agreement to remove the roller shutters from the application.

2 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].

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 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.

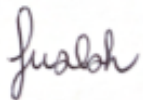
Case Officer: Ms Rebecca Harrison

Signed: *Rebecca Harrison*

Dated: 2 May 2025

Team Leader: Mrs Faye Walsh

Signed:



Dated: 09 May 2025