



PNNMAZ

Application: 20220683

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015 (AS AMENDED)**

**APPROVAL OF A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING  
PERMISSION**

To: **Mr N Miller  
C/O Mr Steve Baker, Steve Baker Architect  
78 Pound Road  
East Peckham  
Tonbridge  
Kent  
TN12 5BJ**

**TAKE NOTICE** that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, **HAS APPROVED** detailed plan and particulars submitted on 24th June 2022 as a non-material amendment to the Notification of Grant of Planning Permission reference 20220060 to Develop Land dated 23 May 2022 in respect of:-

**Demolition of existing single-storey dwelling, garage and outbuildings, and erection of two-storey four-bedroom detached dwelling, associated garden structures and hard and soft landscaping.**

at **Woodthorpe  
Whitehill Road  
Meopham  
Gravesend  
Kent  
DA13 0NS**

and being **Application for non-material amendment to planning permission reference number 20220060 to allow the increase in the extent of the basement, the omission of the ground floor brick plinth, the addition of the ground floor natural oak finish framed entrance porch and canopy to the west elevation, alterations to fenestration, the omission of obscured glazing to one first floor window to the east elevation and miscellaneous minor alterations internally and, consequent to the above externally.**

Your attention is drawn to the following informatives

**INFORMATIVES:-**

**1 EXTENT OF THE APPROVAL**

For the avoidance of doubt the approval hereby given is only for a non-material amendment to the development permitted under reference 20220060 and does not amend any other part of the permission or discharge any of the planning conditions attached to that permission subject to those conditions still subsisting or capable of taking effect.

**2 STATUS OF SUBMITTED PLANS AND DOCUMENTS**

For the avoidance of doubt the approved documents and drawings are:

Planning Application Form;  
Soft Landscaping Maintenance Schedule;

Schedule of External Materials;  
Siemens VersiCharge IEC Charging Unit Specification Sheet;  
Drawing No. 1000 Rev B - Location Plan;  
Drawing No. 1101 Rev B - Proposed Site Block Plan;  
Drawing No. 1102 Rev B - Proposed Site Plan;  
Drawing No. 1109 Rev C - Proposed Basement Plan;  
Drawing No. 1110 Rev C - Proposed Ground Floor Plan;  
Drawing No. 1111 Rec C - Proposed First Floor Plan;  
Drawing No. 1112 Rev C - Proposed Roof Plan;  
Drawing No. 1120 Rev B - Proposed Section AA;  
Drawing No. 1121 Rev B - Proposed Section BB;  
Drawing No. 1122 Rev B - Proposed Section CC;  
Drawing No. 1123 Rev B - Proposed Section DD;  
Drawing No. 1130 Rev D - Existing and Proposed North Elevation;  
Drawing No. 1131 Rev D - Existing and Proposed South Elevation;  
Drawing No. 1132 Rev D - Existing and Proposed East Elevation;  
Drawing No. 1133 Rev D - Existing and Proposed West Elevation;  
Drawing No. 1140 Rev D - Existing and Proposed North Elevation in Context;  
Drawing No. 1141 Rev D - Existing and Proposed South Elevation in Context;  
Drawing No. 1142 Rev D - Existing and Proposed East Elevation in Context; and  
Drawing No. 1143 Rev D - Existing and Proposed West Elevation in Context.

### **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 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.

**Dated: 22 July 2022**

**Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU**



**Your attention is drawn to the following notes.**

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#### **NOTES:**

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (Development Management Procedure) (England) Order 2015 and does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite.

#### **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](mailto:enquiries@pins.gsi.gov.uk) or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).
- 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.