



Invicta Planning Ltd.
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Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

BY PLANNING PORTAL

04 December 2023

Dear Sir / Madam

**SUBMISSION OF FULL PLANNING APPLICATION
UNIT K6, NORTHFLEET INDUSTRIAL ESTATE, LOWER ROAD, NORTHFLEET**

Please find enclosed a Full planning application for works to for the following development on behalf of Jackson Family Holdings, the owner of Unit K6, Northfleet Industrial Estate, Lower Road, Northfleet:

Change of use of building to a mixed warehouse and office use together with erection of first and second floor extension and construction of a multi level car park, together with associated earthworks and drainage.

Development Proposals

The application Site has been the subject of a previous planning application for the change of use of building to a mixed warehouse and office use together with erection of first and second floor extension and construction of multi level car park, together with associated earthworks and drainage under planning reference 20220681. The application was refused on:

The introduction of two additional floors together with a multi-storey car park, will result in an incongruous form of development out of character with this terrace of units. Due to its height and appearance, it will bear no relationship with the other units and will appear dominant in the street scene and from long ranging views. The proposal therefore conflicts with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

The decision was subsequently taken to appeal which was dismissed on the grounds of:

An assessment of the bat roosting suitability of on-site trees is not included with the submitted evidence. In the absence of such an assessment it is not possibly to ascertain that there are no bats roosting within the site.



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In light of the Inspector's acceptance of the overall design of the Scheme, all submitted plans remain the same as the previous submission. However, the Applicant is undertaking bat survey work to assess whether there are any bats on site and any appropriate mitigation required to overcome this reason for the Appeal being Dismissed.

The application is supported by a suite of technical plans and documents as detailed below.

Drawing Number	Description
2521.WD.01	Site and Location Plans
2521.WD.02	Existing Topographical Site Plan
2521.WD.03	Existing Floor Plans
2521.WD.04E	Proposed First Floor Plan
2521.WD.05C	Proposed Ground Floor Plan
2521.WD.06E	Proposed Second Floor Plan
2521.WD.07F	Existing Front and SE Side Elevations
2521.WD.08B	Existing Rear and NW Side Elevations
2521.WD.09E	Car Park Multi Storey Floor Plans
2521.WD.10D	Proposed Topographical Site Plan
2521.WD.14B	Car Park Multi Storey Elevations South
2521.WD.15B	Car Park Multi Storey Elevations East & North
2521.WD.16	Proposed and Existing Typical Cross Sections
2521.WD.17	Proposed 3-D Visualisation Frontage
2521.WD.18	Proposed 3-D Visualisation Contextual Aerial View
2521.WD.19	Proposed 3-D Visualisation Rear South West
2521.WD.20	Proposed 3-D Visualisation Rear South East
2521.WD.21	Existing Elevations

Report	Prepared by
Flood Risk Assessment	Herrington Consulting
Transport Statement	Motion
Economic Benefits Infographic	Barton Willmore
Phase I Geo Environmental Desk Study and Preliminary Risk Assessment	R.Carr Geotechnical Services
Design and Access Statement	Ward Associates
Townscape and Visual Appraisal	Arc Landscape Design and Planning Ltd



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Application Fees

The application fee for a Full Planning Application is £24,515. These fees have been paid to the Planning Portal.

Next Steps

I trust the above and enclosed is sufficient to allow the application to be registered and validated; however, if you require any further information at this point, please do let me know.

Yours sincerely

Hannah Rusbridge
Senior Planner