



CHANGE OF USE

54 NEW ROAD, GRAVESEND

DA11 0ADN

Planning Statement

MS037-MEL-AR-REP-0001_Rev_0

MARCH 2023

Maplin Studio Limited, a company in England with the company number 08941132 and whose registered office is Unit F21, Expressway, 1 Dock Road, London E16 1AH, United Kingdom.

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REVISION CHANGE NOTICES

Rev	Date	Description	Location/Description of Change
A	15-March-23	Issued for Review	First Issue
0	16-March-23	Issued for Approval	Comments incorporated.

Note: Reference images used in this document are courtesy to Google Maps, Street view and Google images.

1. INTRODUCTION

THE APPLICATION

This statement has been prepared in order to support an application for the change of use from A1 closing down beauty salon business to Hot food Takeaway shop (use class Sui generis) and installation of extraction/ventilation to the rear.

From 1 September 2020, for purposes of Use Class, A5 (Hot Food Takeaway) are treated as Sui Generis.

2. THE SITE & AREA

The existing site consists of a 3-storey building including a beauty salon on the ground floor and storage (not in use space) on the upper floors. The current ground floor business is closing its on activity by the end March 2023 and the site will be vacant to accommodate the proposed use.

The application site is in the town centre within the primary shopping frontage but is not in a Conservation Area and is not a listed building. The application site is in a prominent central location alongside other businesses within an established town centre community, and it is well connected by different modes of transport. Gravesend train station is within a few hundred metres from the site.

A car parking area is to the rear and is accessed via a driveway from Bath Street. The surrounding area comprises a mix of retail and commercial uses. Immediately neighbouring the application site to the West is a nail bar at the ground floor and a row of commercial units and to the east is a two-storey commercial building.

The Gravesham Community Hospital is situated to the North of the application site and the Kent County Council's Registration Office building is to the South on the opposite side of New Road.



Fig.1: Front of the property



Fig.2: Rear of the property



Fig.3: Rear of the property

3. PROPOSED DEVELOPMENT

The proposed development is for a change of use only and as such, no alterations will be made to the external appearance of the property and therefore the proposals will not have any harmful impact on the appearance of the building from the public footway.

Given the characteristics and location of the development in relation to surrounding properties, none of the adjoining occupiers would be materially adversely affected by the development.

The extraction/ventilation flue will be installed at the rear of the proposal site. The duct will have mat finish and match the brickwork to minimise visual impact of new ducting. The kitchen layout provides a clear separation of functions to avoid cross-contamination. The spaces for the food preparation, production and wash up are clearly defined.

BIN STORE

No change is proposed that affects the existing storage of waste. All refuse would be collected as per the existing arrangements which are carried out by Gravesham Council.

LOCAL BUSINESS

The proposal will secure economic growth by creating new jobs and supporting other local businesses. At a local level, in particular, the proposal should be considered acceptable as it promotes and encourages the development of facilities in the area which is essential to sustaining the vibrancy and character of the area while supporting employment generation use and benefits the community.

The proposal has been sensitively designed to mitigate litter, undue smell, odours and noise from the premises and will continue to be carefully and sensitively managed. Any signage would be dealt to comply with the advertisement regulations.

The use of the premises as Hot food takeaway use will not cause any harm to any existing uses within the local areas or neighbouring residents.

4. CONCLUSION:

It is considered that the enclosed application is acceptable in planning policy terms at both national and local levels. The proposed change of use will help contribute to a strong, vibrant community and will continue to provide high-quality accessible services to the local population and make more efficient use of the site.

We, therefore, believe that it would be unreasonable for the Gravesham Council not to look favourably on this application and to recommend that planning permission be granted.