



Application: 20211313

**TOWN AND COUNTRY PLANNING, ENGLAND
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

APPROVAL OF DETAILED PLANS AND PARTICULARS

To: **Reef Group
C/O Miss Kelly McCann, Knight Frank
55 Baker Street
London
W1U 8AN**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **APPROVED** detailed plans and particulars submitted on 20th October 2021 in accordance with condition 15 of the Notification of Grant of Planning Permission reference 20200343 to Develop Land dated 21 December 2020 in respect of:-

Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian links, landscaping, highway and other associated works.

at: **Land At Market Square And Horn Yard Car Parks
New Swan Yard
Gravesend
DA12 2EN**

and being **Application for approval of condition 15 attached to planning permission reference number 20200343 relating to external facing materials.**

subject to the following Informatives:-

Your attention is drawn to the following informatives

INFORMATIVES:-

1 DECISION PLANS

For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

- Application form;
- External Materials with Specifications and Maintenance & Cleaning Strategy - Rev 4
- Drawing No.3732-LJA-E01-XX-DR-A-27021-C01 - E01 DECK AMENITY WALL JUNCTIONS
- Drawing No.3732-LJA-ZZ-XX-DR-A-21332-C03 - SITEWIDE TYPICAL OUTWARD OPENING
- WINDOW JAMB- AOV
- Drawing No.3732-LJA-E01-XX-DR-A-27040-C03 - E01 DECKED AMENITY ACCESS DOOR
- Drawing No.3732-LJA-ZZ-XX-DR-A-21436-C03 - SITEWIDE OPENING OUT CASEMENT

- WINDOW (AOV) HEAD DETAILS
- Drawing No.3732-LJA-E01-XX-DR-A-27011-C04 - E01 BALUSTRADE DETAILS, METAL
- BALUSTRADE TO AMENITY TERRACES SHEET 02
- Drawing No.3732-LJA-ZZ-XX-DR-A-21431-C04 - SITEWIDE TYPICAL CASEMENT WINDOW
- HEAD AND CILL DETAILS 02 OF 02
- Drawing No.3732-LJA-ZZ-XX-DR-A-21432-C04 - SITEWIDE SLIDING WINDOW HEAD DETAILS
- Drawing No.3732-LJA-ZZ-XX-DR-A-21450-C04 - SITEWIDE CLADDING INTERFACE SECTION
- DETAILS 01 OF 02
- Drawing No.3732-LJA-ZZ-XX-DR-A-21330-C05 - SITEWIDE TYPICAL ALUMINIUM FRAMED
- CASEMENT WINDOW JAMB DETAIL
- Drawing No.3732-LJA-ZZ-XX-DR-A-21331-C05 - SITEWIDE TYPICAL SLIDING WINDOW JAMB DETAILS
- Drawing No.3732-LJA-ZZ-XX-DR-A-21420-C05 - SITEWIDE TYPICAL CLADDING BOARD BOARD SECTION DETAILS 01 OF 04
- Drawing No.3732-LJA-ZZ-XX-DR-A-21380-C06 - SITEWIDE TYPICAL CLADDING BOARD PLAN DETAILS
- Drawing No.3732-LJA-ZZ-XX-DR-A-21451-C04 - SITEWIDE CLADDING INTERFACE SECTION
- DETAILS 02 OF 02
- Drawing No.3732-LJA-ZZ-XX-DR-A-21456-C04 - SITEWIDE MVHR DUCTWORK IN RAINSCREEN DETAIL
- Drawing No.3732-LJA-ZZ-XX-DR-A-27067-C02 - TILED ROOF GABLE WALL UPSTAND DETAILS

Dated: 6 December 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

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 or online at 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.