

Application: 20250130

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

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND
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To: **Mr Andrew Jarvis, 31st Gravesend St Aidans Scout Group
C/O Lorna Clements, Corstorphine And Wright
5 Aldergate
Tamworth
B79 7DJ**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PERMISSION** for development of land situate at:

**Scouts Hall
Hampton Crescent
Gravesend
Kent
DA12 4HZ**

and being **Provision of a new modular-built scout and community facility to replace the existing building on-site, including associated landscaping and parking areas.** Your application dated 25th February 2025 is permitted subject to the following:-

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;
- Drawing no. 23519-0267 Rev. P-00 - Existing Floor Plan;
- Drawing no. 23519-2671 Rev. P-01 - Existing Site Plan;
- Drawing no. 23519-3021 Rev. P-00 - Existing Elevations;
- Drawing no. 23519-3174 Rev. P-00 - Existing Roof Plan;
- Drawing no. 23519-0217 Rev. P-00 - Proposed Location Plan;
- Drawing no. 23519-0317 Rev. P-05 - Proposed Site Plan;
- Drawing no. 23519-0367 Rev. P-03 - Proposed Floor Plan;
- Drawing no. 23519-3172 Rev. P-01 - Proposed Roof Plan;
- Drawing no. 23519-3173 Rev. P-02 - Proposed Elevations;
- Drawing no. Arbtech AIA 01 - Arboricultural Impact Assessment;
- Biodiversity Net Gain Assessment Issue 2.1, January 2025 by Arbtech Consulting Ltd;
- Transport Statement, February 2025 Rev. A by Mayer Brown Limited;

- Noise Assessment, September 2024 by Environmental Assessment Services Ltd;
- Design & Access Statement;
- Arboricultural Survey, October 2024 by Arbtech Consulting Ltd;
- Preliminary Ecological Appraisal and Roost Assessment, October 2024 by Arbtech Consulting Ltd;
- BNG Metric; and
- Bat Emergence and Re-Entry Surveys (BERS), September 2025 by Arbtech Consulting Ltd.

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

3. No development shall commence on site until a Construction Management Plan (CMP) to include the following has been submitted to and approved in writing by the Local Planning Authority:

- (a) Routing of construction and delivery vehicles to / from site;
 - (b) Timing of deliveries, avoiding network and school peaks where possible; and
 - (c) Temporary traffic management / signage if required.
- The development shall be carried out in accordance with the approved details.

Reason: To ensure that construction of the development does not result in avoidable congestion on the local highway network and to protect the amenity of local residents and businesses, in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

4. Prior to above ground works commencing, details and samples of all materials and finishes to be used in the external faces of the building (cladding, roof covering, windows, doors and rainwater goods, shall be submitted to and approved in writing by the Local Planning Authority; the development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visually attractive development which preserves and enhances the Conservation Area in accordance with Saved Policy TC3 of the Gravesham Local Plan First Review (1994) and Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014).

5. Prior to any landscaping works commencing on site a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Gain Plan shall be prepared in accordance with the baseline information within the Biodiversity Net Gain Metric and the Biodiversity Net Gain Assessment Issue 2.1 by Arbtech Consulting Ltd (January 2025). The approved plan shall be implemented as described and retained thereafter.

Reason: To ensure that the Biodiversity Gain Plan is in accordance with the biodiversity and ecological information submitted with the planning application and as approved in order to protect and enhance biodiversity in accordance with paragraphs 187, 192 and 193 of the National Planning Policy Framework (2024).

6. Prior to any landscaping works commencing on site a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall accord with the measures outlined in the Preliminary Ecological Appraisal and Preliminary Roost Assessment Report (Arbtech, Oct 24), Bat Survey Report (Arbtech, Sept 25) and Biodiversity Net Gain Assessment (Arbtech, Jan 25) associated with the planning application and shall include details of the following:

- a) Habitat creation measures, including full details of all habitats contributing to BGN onsite

- b) A full planting schedule utilising primarily native species;
 - c) Full elevations plans detailing the model and location of integral swift boxes in accordance with BS 42021:2022 (north/east facing, 4m from the ground and with unobstructed access);
 - d) Details of externally-mounted bat and bird boxes which are to be of durable construction and suitably located;
 - e) Locations of 13×13cm holes in closeboard fencing provided for hedgehogs
 - f) Rolling, long-term maintenance measures covering up to a 30-year period; and g) Details of responsible persons.
- The approved plan shall be implemented as described and retained thereafter.

Reason: To protect and enhance biodiversity in accordance with paragraphs 187, 192 and 193 of the National Planning Policy Framework (2024), and in order for Gravesham Borough Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

7. Prior to the operation of any plant/equipment associated with the use, a noise impact assessment shall be carried out and submitted to the LPA for approval demonstrating that:

The rating noise from fixed building services/mechanical plant/equipment, including any air systems, associated with the development shall be at least 10dB below the existing LA90 background level at the nearest noise sensitive receptors (i.e. dwellings) when measured and assessed in accordance with BS4142:2014+A1:2019.

Reason: In order to protect the amenity of neighbouring properties in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

8. Prior to the replacement Scout Hall first coming into use, details of the provision of secured and covered cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage facilities shall be provided prior to the first use of the building and thereafter be retained for such purposes at all times.

Reason: In order to encourage options for sustainable travel in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and saved Policy P3 of Gravesham Local Plan First Review (1994).

9. Within twelve months of the first use of the development hereby approved, photographic evidence of the implementation of such habitat creation and biodiversity enhancement measures as are required by condition 6 (the LEMP condition) shall be submitted to the Local Planning Authority for approval. The approved measures shall be thereafter retained.

Reason: To protect and enhance biodiversity in accordance with paragraphs 187, 192 and 193 of the National Planning Policy Framework (2024), and in order for Gravesham Borough Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

10. No external lighting, whether temporary or permanent, shall be installed on the site unless details are submitted to and approved in writing by the Local Planning Authority. Details of any proposed external lighting shall accord with the Bat Conservation Trust/Institute of Lighting Professionals 'Guidance Note 08/23: Bats and Artificial Lighting at Night' and demonstrate that no impacts to bat foraging/commuting activity will result. Such details shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles) as well as an ISO lux plan showing light spill. The details shall be implemented as approved and retained thereafter.

Reason: To limit the impact of light pollution from artificial light and consideration for bats and other nocturnal wildlife in accordance with paragraphs 187(d) and 198(c) of the National Planning Policy Framework (2024).

11. Sensitive working methods shall be used throughout the construction as follows:

- a) Any hedgerow and trees to be retained, including its roots, shall be protected from damage in line with The British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012);
- b) Any required clearance of tall/dense vegetation with potential to support reptiles should be undertaken in two stages, with a first cut to 150mm, followed by a second cut several days later to ground level;
- c) Brash, rubble and log piles to be relocated shall be dismantled by hand. Where these are suitable for hibernating reptiles/hedgehog, removal shall be conducted outside of the hibernation period (November - February);
- d) Backfilling of trenches and other excavations shall be undertaken before nightfall, or a ramp shall be left to allow any animals to easily exit;
- e) All excavations and trenches shall be checked each morning throughout the construction period and prior to infilling;
- f) All temporarily stored building materials (that might act as temporary resting places) shall be isolated within hardstanding areas and raised off the ground, e.g. on pallets.
- g) Any work to vegetation/structures that may provide suitable nesting habitats should be carried out outside of the bird breeding season (1st March to 31st August inclusive) to avoid destroying or damaging bird nests in use or being built. If vegetation/structures need to be removed during the breeding season, mitigation measures need to be implemented. This includes examination by a suitably qualified and experienced ecologist immediately prior to starting work. If any nesting birds are found, works must cease until after the birds have finished nesting.
- h) If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact the Bat Advice Service on 0345 1300 228, email enquiries@bats.org.uk or visit the Bat Conservation Trust website.
- i) If at anytime a protected species is discovered within the works area all works must stop while a suitably qualified ecologist and/or Natural England are consulted. Works shall not resume until any required surveys and/or mitigation are completed.

Reason: In order to ensure there is no harm caused to protected/notable species such as nesting birds, reptiles and hedgehog to be present on site or in the surrounding habitats in accordance with section 15 of the National Planning Policy Framework (2024).

12. The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the Local Planning Authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the Local Planning Authority as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Reason In order to protect the amenity of users of the building due to the site forming part of the St Gregory's Historic Landfill Site Buffer Zone, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

13. The building hereby permitted shall be used by the Scouting Association as a Scout Headquarters and for scouting related activities only and for no other purposes.

Reason In order to ensure that any other uses of the building may be the subject of a planning application that the Local Planning Authority would wish to determine on its own merits in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (2014).

INFORMATIVES:-

1 AGREEMENT FOR IMPOSITION OF PRE-COMMENCEMENT CONDITION(S)

In accordance with The Town and Country Planning (Pre Commencement Conditions) Regulations 2018 and paragraph 36 of the Planning Practice Guidance the Local Planning Authority has agreed in writing with the applicant on 05/11/2025 to the inclusion of the following pre-commencement condition:

Condition 3 - Construction Management Plan

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].

3 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.

4 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.

5 KENT COUNTY COUNCIL HIGHWAYS AND TRANSPORTATION

It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway.

Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a pre-application advice service in addition to a full formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. Further details are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process. Further details on this are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb/dropped-kerb-contractor-information>

Once planning approval for any development has been granted by the LPA, it is the responsibility of the applicant to ensure that before development commences, all necessary highway approvals and consents have been obtained, and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority.

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Further guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181.

Dated: 6 November 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

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## **NOTIFICATION TO APPLICANT**

### **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.

- **For further information regarding Appeals and to make an application please click the relevant link:**  
<https://www.gov.uk/appeal-householder-planning-decision>  
<https://www.gov.uk/appeal-planning-decision>
- 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.