



Application: 20230241

**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
--

To: **Robert & Jennifer French & Lewis
C/O Mr Jonathan Rowland, DAC Architects
21 Stone Street
GRAVESEND
Kent
DA11 0NP**

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:

**Barn Adjacent To Bailiffs House
Camer Park
Camer Road
Meopham
Gravesend
Kent
DA13 0XT**

and being **Conversion of agricultural barn into a 2 bedroom dwelling with new driveway.**
Your application dated 31st March 2023 is permitted subject to the following:-

1. The development hereby permitted shall be begun not later than 3 years following the date of this permission.

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 approved plans and particulars:

Application form;
Drawing no. D-01 (Site Location Plan);
Drawing no. D-02 (Block Plan as Existing);
Drawing no. D-03 (Block Plan as Proposed);
Drawing no. 021 Rev. P01 (Proposed West Elevation);
Drawing no. 022 Rev. P01 (Proposed South and North Elevation);
Drawing no. 030 Rev. P01 (Existing Section - East);
Drawing no. 031 Rev. P01 (Existing Sections - South);
Drawing no. 032 Rev. P01 (Existing Sections - North);
Drawing no. 033 Rev. P01 (Existing Section - West);
Drawing no. 110 Rev. P01 (Proposed Ground Floor Plan);
Drawing no. 111 Rev. P01 (Proposed Mezzanine Floor Plan);
Drawing no. 112 Rev. P01 (Proposed Roof Plan);

Drawing no. 120 Rev. P01 (Proposed East Elevation);
 Drawing no. 130 Rev. P01 (Proposed Section - East);
 Drawing no. 131 Rev. P01 (Proposed Sections - South);
 Drawing no. 132 Rev. P01 (Proposed Sections - North);
 Drawing no. 133 Rev. P01 (Proposed Section - West);
 Drawing no. 600 Rev. P03 (Typical Wall and Eaves Detail);
 Drawing no. 601 Rev. P01 (Ridge Detail);
 Drawing no. 700 Rev. P01 (Cart Door - GF.D.02);
 Drawing no. 701 Rev. P01 (Window Details - GF.W.01 & GF.W.04);
 Drawing no. 702 Rev. P01 (Fixed Picture Window - GF.W.02);
 Drawing no. 703 Rev. P01 (Ensuite Bath Window - GF.W.03);
 Drawing no. 704 Rev. P01 (Window Details - GF.W.05 & 01.W.01);
 Drawing no. 705 Rev. P01 (Bedroom Door/Window - GF.D.03);
 Drawing no. 706 Rev. P01 (Boot Room Entrance Door - GF.D.01);
 Drawing no. 707 Rev. P01 (Conservation Rooflight);
 Drawing no. 900 Rev. P01 (Shed);
 Drawing no. 905 Rev. P01 (Shed);
 Drawing no. 906 Rev. P01 (Shed);
 Structural Heritage Assessment Report (ref. A8542/1/IR/NG, dated April 2022); and
 Design, Access and Heritage Statement, Planning Statement (dated 7th March 2023).

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

3. Notwithstanding the submitted details, prior to the first occupation of the building for residential accommodation, a soft landscaping scheme, to include native species, shall be submitted to and approved in writing by the Local Planning Authority, detailing the following:
 1. The retention and reinstatement of all existing hedgerow, which shall be protected from damage in accordance with BS 5837:200 (or as may be subsequently amended) for the duration of works on the site,
 2. Details of additional native tree and hedgerow planting within the site to include species, quantity, size and arrangements for aftercare.
 3. Implementation programme.

Any identified trees or plants that die, are damaged, removed or become diseased within five years from the first occupation of the dwelling hereby permitted shall be replaced with a species of a similar size and species during the next available planting season. The landscaping works shall be carried out in accordance with the approved details before any part of the development is brought into use in accordance with the agreed implementation programme. The completed scheme shall be managed and/or maintained thereafter.

Reason: In the interests of visual amenity and safeguarding the character and appearance of this former agricultural building, which is a curtilage Listed Building, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014 and saved Policy TC2 of the Gravesham Local Plan First Review 1994.

4. Notwithstanding the submitted plans, full details of the proposed hard landscaping and surface treatments for the site shall be submitted to and approved in writing by the Local Planning Authority before the building is first occupied for residential accommodation. The development shall be carried out in accordance with the approved details before such occupation commences.

Reason: In the interests of visual amenity and safeguarding the character and appearance of this former agricultural building, which is a curtilage Listed Building, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014 and saved Policy TC2 of the Gravesham Local Plan First Review 1994.

5. The area shown on the approved drawings as external parking space shall be used only for the parking of private motor vehicles for the residential occupants of the dwelling hereby permitted and for no other purpose and no development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any Order revoking or re-enacting that Order with or without modification) shall be carried out on the site in such a manner or in such a position as to preclude the use of or access to the reserved vehicle parking space.

Reason: Inadequate accommodation for the parking or garaging of private motor vehicles is likely to lead to car parking inconvenient to other road users and detrimental to amenity, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and saved Policy P3 of the Gravesham Local Plan First Review 1994.

6. Prior to the first occupation of the dwelling, a detailed plan of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. The plan will show the type and locations of external lighting, demonstrating that areas to be lit will not adversely impact biodiversity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.

Reason: In order to limit the impact of the lighting on biodiversity and amenity with regard to Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

INFORMATIVES:-

1 WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.

ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.

iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.

iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

2 MAINS DRAINAGE

The foul sewage shall be removed by means of the mains drainage system and not by the use of non-mains sewerage systems, unless connection to the drainage system is not reasonably practicable. If foul sewage is to be removed using non-mains sewerage systems, a sewage treatment plant or septic tank system will be considered in preference to a cesspool. Such a system may require the prior consent of the Environment Agency under the terms of the Water Resources Act 1991. Applicants are therefore advised to discuss their requirements with the Environment Agency at the earliest opportunity. It should be ensured that the septic tank or cesspool is of adequate capacity to serve the proposed development and suitable access and hardstanding area shall be maintained to it on site.

DOMESTIC REFUSE ARRANGEMENTS: SINGLE DWELLINGS

The dwelling should have sufficient storage capacity to cope with the waste generated in between collections (1 week).

DOMESTIC REFUSE ARRANGEMENTS: ADVISORY NOTES

Plastic sacks are issues for solid waste storage and collection will be from the front entrance to the property adjacent to the road or footpath.

3 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].

4 BUILDING REGULATIONS CONSENT

The granting of planning permission is independent from the granting of Building Regulations consent (which may, or may not, be required). In the event of a change to the scheme granted planning permission being required to satisfy the Building Regulations, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

5 NAMING & NUMBERING

As a result of the changes to this property, it appears that a change has to be made to the national property gazetteer. It is a legal requirement that a property or premises is registered.

The Naming and Numbering Certificate, when issued, will reduce location or delivery problems via Royal Mail or other carriers, and importantly for the Police, Ambulance, and Fire & Rescue services. Registration is also necessary to register to vote, for utility connections, and will avoid duplicate addresses.

The Naming and Numbering service is provided by the Borough Council. The on-line form is available at the Planning/House Numbering page of the council's web-site <http://www.gravesham.gov.uk/street-naming>. Please submit the application and the requisite fee in accordance with the guidance on the form.

6 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: 7 June 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

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:

- 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
- 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 –

- an application for change of use;
- 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.

