



planning.general@gravesham.gov.uk / 01474 33 73 91
 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	38
Suffix	
Property Name	Westwood
Address Line 1	Rhododendron Avenue
Address Line 2	Meopham
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA13 0TT

Description of site location must be completed if postcode is not known:

Easting (x)	564159	Northing (y)	162429
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Description

Applicant Details

Name/Company

Title

Mr

First name

T

Surname

Raif

Company Name

Address

Address line 1

38 Westwood Rhododendron Avenue

Address line 2

Meopham

Address line 3

Town/City

Gravesend

County

Kent

Country

Postcode

DA13 0TT

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of existing dwelling and erection of replacement dwelling

Reference number

20230225

Date of decision (date must be pre-application submission)

23/05/2023

Please state the condition number(s) to which this application relates

Condition number(s)

4 and 5

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

18/03/2023

Has the development been completed?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Landscape Plan (421_PN_01)
Landscape Specification (421_PN_02)

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☒ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

20230225

Date (must be pre-application submission)

02/04/2024

Details of the pre-application advice received

Richard Connell
Tue, Apr 2, 2:32 PM (13 days ago)
to Kelly, Planning

Thank you, Kelly. Your comment is much appreciated. All duly noted.

Kind regards,

Richard

Richard Connell | MSc MA
Director | Landscape Architect

On Tue, Apr 2, 2024 at 12:16 PM Kelly Joycewrote:
Dear Richard

Thank you for your email.

Please note that you would be required to submit these details formally as part of a discharge of conditions application. Therefore, please provide the required application form and information to the GBC Planning Validation Team (planning.validation@gravesham.gov.uk). However, before you do this please take into account the following comments;

The proposed soft landscaping scheme only shows existing and proposed grassed areas and the hard landscaping scheme does not specify the proposed surfacing materials in detail, which would not be acceptable. Please refer back to the wording of condition 4 which requires all of the following information;

the type and species of planting to be carried out to include their quantity and size;

measures to promote biodiversity enhancement to include the planting of native and wildlife attracting species;

a timetable for implementation;

details of initial aftercare, long term maintenance and details for monitoring and remedial measures; and
the materials for all areas of hardstanding and retaining walls.

Please amend the proposal to include biodiversity enhancement and to provide greater detail.

Further details of the proposed bicycle store would be required – elevation drawings to show the design, height etc.

I hope that you find this information useful.

Regards

Kelly Joyce BSc (Hons) MA MRTPI

Senior Planner

Gravesham Borough Council

From: Richard Connell

Sent: Tuesday, April 2, 2024 10:30 AM
To: Kelly Joyce
Cc: Topel Raif
Subject: Landscape plan for conditions 4 and 5 (Application ref: 20230225)

Dear Kelly,

I hope you had a good Easter weekend.

Please find attached a landscape plan for conditions 4 and 5 for your approval (pending your review and comment of course). Relating to: Westwood, 38 Rhododendron Avenue, Meopham, DA13 0TT; application reference 20230225.

My client, Topel, is copied in to this email. I am acting as his agent for these conditions.

I look forward to hearing from you.

Kind regards,

Richard

Richard Connell | MSc MA

Director | Landscape Architect

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Richard Connell

Date

15/04/2024

