



Application: 20240055

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

DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED

To: **Mr O'Neil
C/O Mr Jeff Haskins, Haskins Design Ltd
Civic Centre
St Mary's Road
Swanley
Kent
BR8 7BU**

TAKE NOTICE that **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **DETERMINED THAT PRIOR APPROVAL** for the relevant matters for the development of land as described below **IS REQUIRED AND APPROVED**

at **Little Rose Farm
Gravesend Road
Fairseat
Sevenoaks
Kent
TN15 7JS**

and being **Prior notification under Part 3 Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the conversion of an agricultural building to a commercial use Class E.**

Referred to in your application dated 23rd January 2024.

CONDITIONS:-

1. The works subject to this prior approval must be started within 3 years of the date of this decision.

Reason: Pursuant to the requirements of Class R of Schedule 2, Part 3 of the Town & Country Planning (General Permitted Development) Order 2015 as amended.

2. In accordance with paragraph W (12) of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, the development shall be carried out in accordance with the details submitted to and approved by the Local Planning Authority.

The submitted details are as follows:

Application Form
269PD-01 - Proposed Site Plan/Location Plan
269PD-02 - Proposed Floor Plans/Elevations
Supporting Statement (Dated 28th March 2024)
Technical Highway Note

Any amendments to the details may require a further prior approval submission or planning permission.

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

3. Prior to above ground works, a parking and cycle parking plan shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall then be constructed in accordance with these approved details and completed, in its entirety, prior to first occupation of the development. Thereafter the parking and cycle storage shall be retained as approved.

Reason: In order to ensure the development would be acceptable in terms of transport and highways impact, in line with the requirements of R.3(i) (Class R), Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Your attention is drawn to the following informatives

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 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].

3 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) 2023, 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.

4 EXTENT OF THE PRIOR APPROVAL

For avoidance of doubt this decision relates only to change of use of the building and no associated external changes or engineering operations have been granted consent by this decision.

The applicant is advised that the permitted development rights granted under Class R of Part 3, of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, do not negate or override the need to obtain any other necessary consents related to this development and required under separate legislation.

This notice assumes that the correct information has been provided by the applicant and that the proposal meets the other relevant limitations as set out in Class R and paragraph W of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. If this is later found not to be the case, this could result in the proposal not being considered permitted development and enforcement action may be considered by the Borough Council if appropriate.

Dated: 4 April 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Ms Tava Walton
AD Planning