



Mr H Mozzi
c/o Mr Nicholas Dowling
Holbrook Griffith Development Ltd
Coombe Works
Coombe Road
Dover
CT17 0LQ

Town and Country Planning Act 1990 (As Amended)

APPLICATION NUMBER 20/00510

NOTIFICATION OF GRANT OF FULL PLANNING PERMISSION

Proposal: Erection of two buildings incorporating 29no. flats and home working hub (existing building to be demolished) (Amended Plans)

Location: Karma Leisure Ltd , Adrian Street, Dover , CT17 9AT

TAKE NOTICE that Dover District Council, the District Planning Authority under the Town and Country Planning Act, **HAS GRANTED** Full Planning Permission for the proposal in accordance with the application and accompanying plans received.

SUBJECT TO SUCH CONDITIONS AS ARE SPECIFIED hereunder together with the reasons for their imposition:-

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.
Reason: To comply with the requirements of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (or any legislation revoking or re-enacting that legislation with or without modification).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - AS PL 03 Rev. B
 - AS PL 04 Rev. B
 - AS PL 05 Rev. B
 - AS PL 06 Rev. B
 - AS PL 07 Rev. B
 - AS PL 08 Rev. B
 - AS PL 09 Rev. B
 - AS PL 10 Rev. B
 - AS PL 11 Rev. B
 - AS PL 12 Rev. B
 - AS PL 13 Rev. B
 - AS PL 14 Rev. C

AS PL 15 Rev. C

AS PL 16 Rev. B

Reason: For the avoidance of doubt.

- 3 No development above ground level shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
Reason: In the interests of visual amenity.
- 4 Full details of all external windows and doors, including their frames, surrounds and glazing bars, together with details of the depth of window and door reveals, in the form of half or full-size cross section drawings, shall be submitted to and approved in writing by the local planning authority before any works (including window openings) are carried out in connection with those details. The works shall be carried out in accordance with the approved details.
Reason: No such details have been submitted, and in the interests of visual amenity.
- 5 Full details of the copings to the top of walls, railings to balconies, expansion joints, recessed and protruding brickwork detailing, rainwater goods, fasciae and eaves in the form of plan, elevation and section drawings at a scale of 1:5, shall be submitted to and approved in writing by the local planning authority before any works are carried out in connection with those details. The works shall be carried out in accordance with the approved details.
Reason: No such details have been submitted, and in the interests of visual amenity.
- 6 Prior to the installation of any external plant, air conditioning units, flues, vents, satellite dishes or antennas, details of the installations in the form of plans and elevations shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details. No external plant, air conditioning units, flues, vents, satellite dishes or antennas shall be installed other than those which are approved.
Reason: No such details have been submitted, and in the interests of visual amenity.
- 7 The development hereby permitted shall not be occupied until a landscaping scheme for the site has been submitted to and approved in writing by the local planning authority. The said scheme shall include hard and soft landscaping; materials to be used for the deck of the balconies; tree/hedge/shrub planting plans, together with details of their containers, if proposed; written specifications; schedules of species, sizes and proposed numbers/densities where appropriate. Thereafter, the approved landscaping scheme shall be carried out fully within 12 months of the completion of the development. Any trees or other plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the local planning authority give prior written consent to any variation.
Reason: No such details have been submitted, and in the interests of visual amenity.
- 8 Prior to the first occupation of the development, details for the provision of double yellow lines to be provided to Adrian Street in the form of plans shall be submitted to and approved in writing by the local planning authority. The approved double yellow lines shall be completed prior to the first occupation of the development hereby approved.
Reason: In the interests of highway safety.
- 9 Prior to the first occupation of the development, details of bicycle storage facilities shall be submitted to and approved in writing by the local planning authority. The approved bicycle storage shall be completed prior to the first occupation of the development and shall thereafter be retained solely for that purpose.
Reason: To ensure the provision and retention of adequate off-street parking facilities for bicycles in the interests of highway safety.
- 10 No development above ground shall take place until details of refuse and recycling storage have been submitted to and approved in writing by the local planning authority. The approved works shall be provided prior to the first occupation of the development to which the details relate and shall thereafter be kept available for their approved purpose at all times.
Reason: In order to ensure satisfactory provision of on-site storage for refuse and recycling facilities.

- 11 No development shall take place until a programme of archaeological work (which shall include a written specification and timetable) and demolition method statement, including details of how any unexploded ordnance would be addressed and the site made safe, has been submitted to and approved in writing by the local planning authority. The demolition shall thereafter be carried out in accordance with the approved demolition method statement. Following demolition, the approved programme of archaeological work shall be carried out in accordance with the approved details. Following completion of the programme of archaeological work a report shall be submitted and approved in writing by the local planning authority which examines and records the findings, including how finds recovered from the site which are not to be preserved in situ will be treated (including a timetable for actions), and, where required, how any important archaeology will be preserved in situ. Finally, a report, which shall include details of the archaeological remains on site and details of all below ground development (including, but not limited to, foundations and services) demonstrating that any archaeological remains which are to be preserved in situ will not be unacceptably harmed, shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.
Reason: To ensure appropriate assessment of the archaeological implications of the development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record. These details are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.
- 12 No development, other than demolition, shall take place until a detailed scheme for the disposal of foul sewage, which shall include provision for works on site and works off site and details of the precise alignment of the public sewer and measures to safeguard it or divert it, as necessary, together with a programme for implementation and long-term maintenance, has been submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented and operational before any of the dwellings hereby permitted are first occupied and shall be maintained in accordance with the approved scheme thereafter. For the avoidance of doubt, the scheme for the disposal of foul sewerage shall include engineering drawings and calculations.
Reason: These details are required prior to the commencement of the development to ensure the development is served by satisfactory arrangements for the disposal of foul sewage.
- 13 No development, other than demolition, shall take place until a detailed scheme for the disposal of the site's surface water, comprising engineering drawings and calculations, and designed in accordance with the principles of sustainable urban drainage, together with programme for implementation and long term maintenance, has been submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented and a verification report, demonstrating that the approved scheme has been fully implemented and is operational shall be submitted before any of the dwellings hereby permitted are first occupied. The surface water drainage scheme shall be maintained in accordance with the approved details thereafter. There shall be no infiltration of surface water other than that which is approved.
Reason: These details are required prior to the commencement of the development in order to reduce the impact of the development on flooding, manage run-off flow rates, protect water quality and improve the appearance of the development.
- 14 All dwellings shall be designed to ensure that the internal unoccupied noise levels in living rooms and bedrooms accord with British Standard 8233:2014 - 'Guidance on sound insulation and noise reduction for buildings' (or any equivalent replacement guidance) in accordance with details to be submitted to and approved in writing by the local planning authority. The approved details shall be completed before the dwellings are first occupied, and thereafter shall be retained in that form.
Reason: In order to protect the occupiers of the dwellings from undue disturbance by noise.
- 15 If unexpected contamination is found at any time when carrying out the approved development, it must be reported in writing to the local planning authority and development shall cease. A programme and timetable for an investigation and risk assessment shall be submitted to and approved in writing by the local planning authority. The investigation and risk assessment shall thereafter be carried out in accordance with the approved details and the approved timetable.

Where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the local planning authority and the approved scheme shall be carried out. Following completion of the remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be prepared and submitted for approval in writing by the local planning authority before development recommences.

Reason: To ensure that risks from land contamination to the future users of land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems.

- 16 No development shall take place until an unexploded ordnance risk assessment has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved assessment.

Reason: Whilst there is no known unexploded ordnance at the site, which comprises previously developed land, this condition is required to ensure that potential risks from any unexploded ordnance is fully understood and minimised, in the interests of human health and safety, contamination and archaeology. These details are required prior to the commencement of the development as any risks need to be understood and mitigated for before development commences.

- 17 Prior to the first occupation of the development hereby approved a scheme for the enhancement of biodiversity on the site shall be submitted to and approved in writing by the local planning authority. The approved scheme shall take account of any protected species that have been identified on the site and include a timetable for implementation. The development shall be carried out in accordance with the approved details.

Reason: To protect and enhance existing species and habitat on the site in the future

- 18 No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The said plan shall include details of: areas for the loading and unloading of plant and materials; parking areas for construction workers; temporary access arrangements; hours of construction working; machine operated plant to be used; temporary lighting; measures to control the emission of dust and dirt during construction; and temporary hoarding/fencing. The approved Construction Management Plan shall be fully complied with throughout the construction period.

Reason: These details are required prior to the commencement of the development in the interests of minimising the impact of the development during the construction phase.

In reaching the decision to grant planning permission, the Local Planning Authority has taken into account the requirement in Section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine the application in accordance with the Development Plan, the policies of the Development Plan and all other material considerations. Policies are referred to in conditions where appropriate.

Dated: 3rd May 2022

DISTRICT COUNCIL OFFICES WHITE CLIFFS BUSINESS PARK DOVER, KENT CT16 3PJ TEL: (01304) 821199	Signed: <i>P H Wallace</i> Planning and Development Manager
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YOUR ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE CONDITIONS SET OUT IN THIS DECISION NOTICE. THE PLANNING PERMISSION IS CONDITIONAL ON COMPLIANCE WITH THESE REQUIREMENTS. SOME CONDITIONS MAY REQUIRE THE SUBMISSION AND APPROVAL OF FURTHER DETAILS BEFORE ANY WORK IS COMMENCED AND SUCH SUBMISSIONS WILL BE SUBJECT TO A FURTHER FEE.

ANY CHANGE TO THE APPROVED PLANS IS LIKELY TO REQUIRE A FURTHER PLANNING PERMISSION.

FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY LEAD TO LEGAL ACTION BY THE DISTRICT COUNCIL AND /OR MEAN THAT THE PERMISSION IS VOID.

In accordance with paragraph 38 of the NPPF, Dover District Council (DDC) takes a positive and proactive approach to development proposals focused on solutions. DDC works with applicants/agents in a positive and proactive manner by: Offering a pre-application advice service; where possible, suggesting solutions to secure a successful outcome; and, as appropriate, updating applicants/agents of any issues that may arise in the process of their application.

YOUR ATTENTION IS ALSO DRAWN TO THE FOLLOWING NOTES/INFORMATIVES WHICH FORM PART OF THIS NOTICE.

The agent was updated of any issues after the initial site visit.

The applicant/agent was provided the opportunity to submit amendments to the scheme to address issues.

The application was considered by the Planning Committee where the applicant/agent has the opportunity to speak to the committee and promote the application.

Appeals to the Secretary of State

- * If you are aggrieved by the decision of the Council to refuse permission for the proposed development, or to grant permission subject to conditions, you may wish to discuss with the Council whether a revised proposal would be likely to succeed; the District Council is likely to charge for such discussions. Otherwise you may appeal to the First Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you wish to appeal, you must do so within 6 months of the date of this notice or within 12 weeks of this date if your application concerned is householder development or minor commercial. Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, Tel: 0303 444 5000, or online at www.planningportal.gov.uk/pcs.

The Secretary of State has power to allow a longer period for giving notice of an appeal, but he will not be prepared to use this power unless there are extraordinary 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 Council 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 Council based its decision on a direction given by him.

Purchase Notices

- * If either the Council or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor 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. 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.

Environmental Statements

- * If you submitted an Environmental Statement, the Local Planning Authority has taken that environmental information into consideration in reaching its decision.

Other Matters

- * Any planning permission or approval granted is confined to permission under the Town and Country Planning Act and the Town and Country Planning (General Development Procedure) Order 2015, and does not negate the need for compliance with any other enactment, bylaw, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be required. This includes the need to apply for Listed Building Consent should the proposal involve the demolition or alteration (internal or external) of, or extension to, a building listed as being of Architectural or Historic Interest, or of any structure built before July 1948 within the curtilage of a listed building, for the total or substantial demolition of any unlisted building if it is situated within a designated conservation area.
- * You are advised particularly to contact the Building Control Officer at the District Council Offices, White Cliffs Business Park, Dover (01304 821199) to ascertain whether permission is necessary under the Building Regulations. Attention is also drawn in particular to the provisions of Section 53 of the County of Kent Act 1981, which may be applicable, the requirements of the Party Wall Etc Act 1996 concerning notifying affected neighbours and the Housing Act 2004 concerning the adequacy of lighting to habitable rooms. Many species of wildlife and their habitat are protected by law.
- * Should any change be required to your proposal, however minor, in connection with other legislation or otherwise, a further planning permission is likely to be required to ensure that the development is authorised.