



GRAHAM SIMPKIN PLANNING LTD

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Our Ref: GKS/JB/3369
Date: 12th July 2021

**Mr S Bullock
Planning Department
Dartford Borough Council
Civic Centre
Home Gardens
Dartford
Kent
DA1 1DR**

Dear Simon,

Robimaur Farm, Clement Street, Swanley, Kent

Planning Permission was Granted (DA21/00069/COU) on 11th June 2021 for the for the following development:

“Change of use from dog grooming and equestrian, to a dwelling, dog grooming and equestrian. Internal and external alterations to barn proposed for dwelling and dog grooming salon (restricted to 4 grooms per day).”

Condition 3 of the Planning Application is a ‘*pre-commencement condition*’, which states:

“The development hereby approved shall not be commenced until a surface water flood risk assessment has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved Flood Risk Assessment and any approved flood mitigation measures shall be completed prior to the occupation of the approved dwelling and thereafter be maintained.”

This application submits the details required by the Condition for discharge and the applicant is aware that this details application must be Granted before work can commence on site. GGP Consult were appointed to prepare a risk assessment and the resultant report was issued on the 2nd July 2021. The report is attached in full to this application.

The assessments concludes that the risk of flooding to the site is low. A 150 mm raised finished floor level is recommended, but not essential. This floor level is already exceeded on the barn proposed for conversion.

The applicant will make every effort to sign up to the Environment Agency Flood Warning system, but that service is not currently available in this low-risk location.

I hope the information submitted with this application is sufficient for you discharge Condition 3 Planning Permission DA21/00069/COU.

Please let me know if you have any further questions or would like to discuss.

Yours sincerely,

JILLIAN BARR