



Planning Department
 Dartford Borough Council
 Civic Centre
 Home Gardens
 Dartford
 DA1 1DR.

Our ref: JB/JH/15650.

22nd July 2021.

Dear Sir or Madam,

RE: PLANNING APPLICATION FOR THE REMOVAL OF CONDITION 1 OF PLANNING APPLICATION REFERENCE: DA/07/01217/REM.

Please find enclosed an application to discharge Condition 1 of outline planning permission reference: DA/07/01217/REM.

We note that outline planning permission reference: 10/01357/OUT granted the renewal of outline planning permission reference: DA/02/00086/OUT. We have applied to remove Condition 1 of planning permission: DA/07/01217/REM, which dealt with reserved matters for application ref: DA/02/00086/OUT. As the site in discussion was built out before the approval of outline planning permission ref: 10/01357/OUT and reserved matters conditions discharged, we conclude that the development relates to the historic decision.

The application comprises of the following documents:

Document	Author
Planning Statement.	DHA PLANNING.
Transport Note.	DHA TRANSPORT.
Site Location Plan.	Gerald Eve.
Albion Road – Existing Site Layout Plan.	Gerald Eve.
Proposed Site Layout Plan.	Gerald Eve.
Existing Floor Plans.	Laing O’Rourke.
Existing North East Elevation.	Laing O’Rourke.
Existing North West Elevation.	Laing O’Rourke.
Existing south East Elevation.	Laing O’Rourke.
Existing South West Elevation.	Laing O’Rourke.
Proposed Floor Plans.	Laing O’Rourke.
Proposed North East Elevation.	Laing O’Rourke.
Proposed North West Elevation.	Laing O’Rourke.
Proposed South East Elevation.	Laing O’Rourke.
Proposed South West Elevation.	Laing O’Rourke.
Floor Plan Proposed Office	Select Plant Hire.
Elevations Proposed Office.	Select Plant Hire.

The accompanying Planning Statement discusses the merits of removing the personal condition attached to the site. We note that the use of personal conditions are rarely applied to planning permissions as of late as it is considered that there shouldn’t be

planning transport design environment infrastructure

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personal circumstances for a development to be acceptable, developments should be judged on the merits of the application as presented. As per NPG Guidance pertinent to use of planning conditions, paragraph: 015 reference ID: 21a-015-20140306 is clear that planning permissions usually run with the land and it is rarely appropriate to provide otherwise. A condition limiting the benefit of the permission to a company is inappropriate because its shares can be transferred to other persons without affecting the legal personality of the company

The proposed site layout plans show that the applicant is intent on erecting a 142.5m² office, which we conclude can be done under Schedule 2, Part 7, Class H of The Town and Country Planning (General Permitted Development) (England) Order 2015 and subsequent amendments. There is no mechanism within the GDPO which requires Prior Approval. If the Council feel differently about this, we would welcome a discussion.

We understand that the erection of an office will be CIL liable, and that the applicant will need to submit the appropriate forms and make the relevant payment prior to commencement of development.

I trust the enclosed documents and application to be sufficient to allow validation, however, please do contact me if you have any queries or require additional information.

Yours sincerely,



Jonathan Buckwell.
Director

