

Reference Code of  
Application DA/08/01602/FUL

One Stop Stores Ltd  
C/o CGMS  
Morley House  
26 Holborn Viaduct  
London  
EC1A 2AT

**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)**  
**ORDER 1995**

**Notification of Grant of permission  
to Develop Land**

**TAKE NOTICE** that the **DARTFORD BOROUGH COUNCIL**, the district planning authority under the Town and Country Planning Acts, **HAS GRANTED PERMISSION** for the development of land situated at  
**Temple Belle 137A Henderson Drive Dartford Kent**

Referred to in your application for permission for development registered on the 7th November 2008  
And being

**Change of use of first floor to 2 x 2 bedroom flats and associated alteration works, together with the erection of a ground floor front extension for retail purposes and associated works**

This decision relates to the details set out in Design and Access Statement dated November 2008 and letter dated the 11 December 2008 accompanied by site location plan no: CgMs/3 and Plan Nos. (P) 101, 102, 103 rev D, 112, 113 rev D, 123, 200, 201 rev D, 301 rev A, 500, 501 rev F, 511 rev A.

**Permission is GRANTED subject to the following condition(s):**

**Time Limit**

- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

### **Before Development Commences**

- 02 Details and samples of all materials to be used externally shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced, unless otherwise agreed in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 03 The development shall not commence until details of all boundary walls and fences have been approved by the Local Planning Authority. These shall be erected prior to the first occupation of the development.
- 04 Before development commences details of (a) sound attenuation to the first floor flats and (b) storage and collection of waste shall be submitted for prior approval in writing to the Local Planning Authority. The approved measures shall be put in place before first use of the retail activity or first occupation of the flats hereby permitted and retained as such at all times thereafter to the satisfaction of the Local Planning Authority.
- 05 Before development commences details of the design and siting of a 1.8 high metre imperforate means of enclosure to the first floor private amenity area serving the flats hereby approved shall be submitted for prior approval to the Local Planning Authority. The approved details shall be put in place before first occupation of the flats hereby permitted and retained at all times thereafter to the satisfaction of the Local Planning Authority.

### **Regulations on Site**

- 06 No demolition or construction work shall take place on the site outside the hours of 08.00 to 18.00 Mondays to Fridays inclusive, and 08.00 to 13.00 on Saturdays with no work on Sundays and Bank Holidays.
- 07 No materials shall be burnt on site during the construction phases.

### **Before Occupation**

- 08 The retail use shall not commence and no dwelling shall be occupied until the parking spaces, turning areas, means of access thereto and cycle parking provision shown on the approved plan have been provided. These shall be kept available for such use at all times and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 or not, shall be carried out on that area of land or to preclude vehicular or cycle access thereto.
- 09 The ground floor of the premises shall be used for retail purposes falling within Use Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 and for no other purpose or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order.
- 10 The retail use hereby approved shall only trade between 0700-2100 hrs Mon-Sat and 0900 -1900 Sun. Deliveries and collections shall only be carried out between 0800-1800 hrs Mon - Sat and 0900-1600 Sun.
- 11 No security or other lights shall be fixed within the parking area or on any building without first obtaining the prior consent in writing of the Local Planning Authority. The approved lighting regime shall only be erected in accordance with the approved details and retained as such at all times thereafter.

- 12 Before any extract /refrigeration/air handling/air conditioning/heating systems are installed noise control details shall be submitted for prior approval in writing by the Local Planning Authority. The approved details should be in place before the equipment is commissioned and retained to the satisfaction of the Local Planning Authority at all times thereafter.

And for the following reason(s):

- 01 In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
- 02 To ensure that the development does not harm the character and appearance of the existing building or the visual amenity of the locality in accordance with Policy B1 of the adopted Dartford Local Plan.
- 03 In the interests of the amenities of neighbouring property in accordance with Policies B1 and B3 of the adopted Dartford Local Plan.
- 04 In the interests of aural amenity to satisfy the requirements of policy NR13 of the Dartford Local Plan Review.
- 05 In the interests of privacy to satisfy the requirements of policy B1 of the adopted Dartford Local Plan and DD11 of the Dartford Local Plan Review.
- 06 To protect the amenities of the residents of nearby dwellings in accordance with Policies E14 and B1 of the adopted Dartford Local Plan.
- 07 To protect the amenities of nearby dwellings in accordance with Policies E14 and B1 of the adopted Dartford Local Plan.
- 08 To ensure the permanent retention of satisfactory car parking and cycling facilities in accordance with the Local Planning Authority's standards in accordance with Policies B1 and T22 of the adopted Dartford Local Plan.
- 09 To prevent the establishment of any other use within this Use Class which maybe detrimental to the amenities of the surrounding residential area contrary to Policies B1 and H12 of the adopted Dartford Local Plan.
- 10 To satisfy the requirements of policy B1 of the adopted local plan and DD11 of the Dartford Local Plan Review.
- 11 To satisfy the requirements of policy B1 of the adopted local plan and DD11 of the Dartford Local Plan Review.
- 12 In the interests of aural amenity to satisfy the requirements of policy B1 of the adopted Dartford Local Plan and DD11 of the Dartford Local Plan Review.

#### INFORMATIVES

- 01 You are reminded that all external advertising is likely to require separate consent under the Advert Regulations.

#### **ADDITIONAL INFORMATIVE**

The applicant is advised that the granting of planning permission does not negate or override the need to obtain any other necessary consents related to this development and required under separate legislation

#### **Reasons for approving applications:**

In the view of the Borough Council, having taken all material considerations into

account, there is insufficient demonstrable harm or conflict with policy arising from the proposal to warrant refusing the application. In coming to this decision, particular regard has been had to the following policies:

Kent and Medway Structure Plan 2006: QL1, TP19.

Dartford Borough Local Plan 1995: B1, B13, H10, H13, T22.

Dartford Local Plan Review Amended Second Deposit Draft April 2004: BE12, DD11, H8, H12, DD12, DD13, T11, T15 NR13.



Signed..... Dated this 15th December 2008  
**DIRECTOR OF REGENERATION**

**Your attention is drawn to the notes attached.**