# Plans submitted to convert disused hotel into housing for multiple occupants in Gravesend



Plans have been submitted to transform a disused Premier Inn hotel in Singlewell, Gravesend, Kent, into a 46-bedroom house of multiple occupation (HMO). The proposal, submitted by Alder Design & Build, follows a previous controversy regarding the advertising of the premises as studio flats on Rightmove without appropriate planning permissions.

The former hotel, located alongside the A2 on Hever Court Road, was purchased by Alder Design & Build from Premier Inn owners Whitbread in November 2022. The site retained its designation as a hotel, but the company had listed rooms for rent as studio flats at a rate of £790 per month, excluding bills. This led to investigations by Gravesham Council into potential breaches of planning regulations.

In response to the situation, Alder Design & Build indicated they had acted on "erroneous advice" concerning the listings and stated the submission of renovation plans is an official step to correct the course of action. These plans were made public on April 8, 2023, and include an application for a change of use from a hotel to a HMO that comprises up to 46 units aimed at serving the local community.

Jim Godwin, the planning agent for the firm, described the collaboration with Gravesham Council as being "very cooperative and helpful." He asserted that the redevelopment aims to benefit the community rather than serve as a profit-driven venture. "We believe that the repurposing of the property will serve the community," he stated. Godwin added that the project is intended to be sustainable; thus, the renting of the units will cover operational costs, including staffing, and will maintain fair rental rates.

Currently, approximately six of the rooms in the converted building are occupied, while two are advertised on Rightmove for £700 each per month, with bills not included. To enhance the living experience, plans for the site include redesigning its interior to enlarge communal spaces such as kitchens and living rooms.

Godwin emphasised that the firm's approach involves carefully vetting potential residents to ensure that the vicinity remains a safe environment. He noted, "We're trying to do some good in the world, it's not a slum landlord project; it's the diametric opposite to that. We're trying to provide a good standard of accommodation for people who are on lower means."

The timeline for the Gravesham Borough Council's decision on this planning application is currently uncertain, but there is a deadline set for June 3.

Source: [Noah Wire Services](https://www.noahwire.com)

## References

* <https://www.kentonline.co.uk/gravesend/news/developers-could-face-probe-after-offering-former-premier-in-320100/> - This article corroborates the claims of a possible planning breach after the disused Premier Inn was advertised as studio flats without proper permissions and how Gravesham Council is investigating this issue.
* <https://thenegotiator.co.uk/news/marketing-news/openrent-caught-up-in-planning-row-over-studio-flats/> - This article also supports the assertion that the former Premier Inn was involved in a planning controversy due to being advertised as studio flats without the appropriate permissions.
* <https://www.landlordzone.co.uk/news/developer-in-hot-water-after-rightmove-advert-offers-premier-inn-rooms-to-rent> - This article provides further details on the controversy surrounding the advertisement of the disused Premier Inn rooms as studio flats on Rightmove, highlighting concerns over planning regulations.
* <https://www.dailymotion.com/video/x9e7298> - This video article touches on the need for planning permission to convert hotels into residential lettings, relevant to the case of the former Premier Inn.
* <https://www.gravesham.gov.uk/downloads/file/356/house-in-multiple-occupation-licencing-guide-accessible-> - This guide provides information on how HMOs are regulated in Gravesham, which is relevant to the plans to convert the former Premier Inn into a HMO.
* <https://www.noahwire.com> - This source is mentioned in the original article as the origin of the information about the plans to transform the disused Premier Inn into a HMO, but does not provide direct corroboration from external sources available currently.
* <https://www.kentlive.news/news/kent-news/plan-convert-former-kent-premier-10104651> - Please view link - unable to able to access data