

Delegated Report

Approval of Details Application

Application no:	20260731
Location:	Former St Josephs Convent Preparatory School 46 Old Road East Gravesend Kent
Description:	Application for the approval of condition 13 (Noise Impact Assessment) attached to planning reference number 20240013.
Applicant:	Mr Rustom Chichger, Galliard (Gravesend) Ltd
Site Visit Date:	N/A

Planning permission was granted for 'conversion of existing Victorian building into 6 flats. Demolition of existing outbuildings. Erection of a 3 storey medical centre. Erection of a building containing 7no flats. Erection of 41no houses. Associated works to include; access, public open space and landscaping' under application ref. 20240013 on 21 November 2025.

This was subject to a number of conditions including condition no. 13 which this application seeks to discharge.

The information that has been submitted in pursuance to this condition is:

- Covering letter;
- Application form; and
- Noise Impact Assessment.

*It should be noted that on the application form it has been stated that it is condition no. 3 Construction Environmental Management Plan that is being applied for discharge. However, on the covering letter it is stated in several places that it is condition 13 – New Plant Equipment; and the information submitted is for discharge is a Noise Impact Assessment and therefore the application has been booked in as application for discharge of condition 13.

Consultations

GBC Environmental Protection

A BS4142 assessment has been carried out as required by the condition. It assessed the impact of the proposed ASHP planned for the residential properties. A worst-case scenario has been assumed by assessing the cumulative impact at locations where the most ASHPs are present (eg centre of terraces properties).

The assessment demonstrates that the noise from the ASHPs will be close to 10dB below the existing background therefore the condition has been complied with.

There is no objection to the condition being discharged.

Analysis



Condition 13 is:

13. Prior to commencement, a noise impact assessment shall be carried out and submitted to the LPA for approval demonstrating that the rating noise from fixed building services/mechanical plant/equipment associated with the development shall be at least 10dB below the existing LA90 background level at the nearest noise sensitive receptors (i.e. dwellings) when measured and assessed in accordance with BS4142:2014+A1:2019.

Reason In the interests of protecting the amenity of adjoining/nearby residential properties and safeguarding the amenities of the surrounding area in accordance Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

The 41 permitted dwellings are to have an Air Source Heat Pump each (ASHP) each, instead of boilers, and condition 13 requires a noise impact assessment to be carried out and submitted to the LPA for any noise from fixed mechanical plant / equipment / building services. Each property will have an ASHP installed to the rear garden as shown below:



LEGEND



AIR SOURCE HEAT
PUMP LOCATION



Typical Rear Elevations – House Type A

The noise impact assessment states that there would be a low impact as the noise level from the proposed ASHP units are 8 dB below the existing background level and 13 dB below the threshold for an adverse impact. The assessment therefore finds that the noise from the ASHP units will not contribute to any increase in the background sound levels at the nearest noise sensitive receptors.

GBC Environmental Protection advise that the noise impact assessment has carried out a BS4142 assessment as required. They note that the worst case scenario has been calculated, which has been found by assessing the cumulative impact at locations where the most ASHPs are present (e.g. centre of terrace properties). Environmental Protection advise that the noise impact assessment demonstrates that the noise from the ASHPs will be close to 10dB below the existing background noise level and therefore the condition has been complied with.

It is therefore considered that information has been submitted to demonstrate that the amenity of adjoining/neighbouring dwellings would not be impacted on by noise disturbance from the ASHP's and the proposed details are therefore compliant with Policy CS19 (LPCS).

It is therefore considered that sufficient information has been submitted and condition 13 of planning permission ref. 20240013 can be discharged.

Recommendation:

Approval

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>F Walsh</i>
Dated:	17th August 2026	Dated:	18 August 2026

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