



Delegated Report

Discharge of condition

Planning Application No: 20240592

Location: Unit C Imperial Retail Park Thames Way Gravesend

Description: Application for the approval of condition 11 attached to planning permission reference number 20231078 relating to full details of all fixed building services/mechanical plant/equipment (to include technical specifications and location plans).

Applicant: C/O Agent

Site Visit Date: 23 August 2024

Submitted Documents/Plans

Application form for approval of details reserved by condition;
Letter dated 01 July 2024 from the agent;
Proposed floor plan;
Condensing Unit Specification; and
Power inverter heat pump specification.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240702	Application for the approval of condition 4 attached to planning permission reference number 20231078 relating to the Travel Plan	Pending	
20240288	Application for the approval of condition 3 attached to planning permission reference number 20231078 relating to details of secure, covered cycle parking facilities for a minimum of 10 cycles.	Approved	28.05.2024
20231078	Change of use of ground floor from non-food retail to retail sale of food and ancillary non-food goods and installation of plant.	Permitted	18.01.2024

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- None

Paragraph 33 of the NPPF (2023) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

Consultations, Publicity and Representations

GBC Environmental Protection Team (Regulatory Services)

No objection.

Officer's Analysis

Planning permission reference 20231078 was granted for the change of use of the ground floor from non-food retail, to the retail sale of food and ancillary non-food goods and the installation of plant, at the application site. This application seeks to discharge condition 11 of that permission.

Condition 11 reads as follows;

11. Prior to their installation, full details of all fixed building services/mechanical plant/equipment (to include technical specifications and location plans) shall be submitted to and approved in writing by the Local Planning Authority. All fixed building services/mechanical plant/equipment shall be installed in accordance with the specifications and locations set out in the approved plan and be maintained as such thereafter. No additional fixed building services/mechanical plant/equipment shall be installed.

Reason: In the interests of residential amenity, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

The application details include the provision of eight condensers positioned on the southern side elevation of the building. It is noted that the equipment is already in place.

Design, Character and Appearance

The proposed development would not look out of place in the surrounding commercial environment and would not be widely visible (as the equipment would be located at the side of the building, towards the rear and screened by the adjacent building).

Overall, the proposed development would be appropriate in terms of design and would comply with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Neighbouring Amenity

Residential properties are located immediately to the east of the application site in three, six storey buildings, known as Baltic Wharf.

The GBC Environmental Protection Team (Regulatory Services) have raised no objection to the proposal

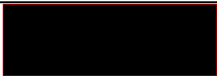
and the proposed equipment would not cause any adverse noise impacts to the occupiers of surrounding dwellings.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Conclusion & Recommendation

The external equipment details submitted in relation to planning permission reference 20231078 are acceptable and as such, condition 11 can be discharged.

(For detailed informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	23rd August 2024	Dated:	23 August 2024