
SUMMARY REPORT

Application Ref:	20250438
Site Address:	The Hive Northfleet Gravesend Kent
Application Description:	Enhance the thermal performance and renew the waterproofing system on the main roof, removing some of the existing vent channels, replacing the existing edge protection with new freestanding edge protection, changing the capping to a new GRP trim system, and converting the north elevation door into a window.
Applicant:	Gravesham Borough Council
Agent:	Mrs Awa Sarr, Potter Raper
Ward:	Northfleet And Springhead
Parish:	Non-Parish Area
Decision due date:	27 June 2025
Publicity expiry date:	19 June 2025
Decision Level:	Planning Committee
Reason for referral:	This is an application made by Gravesham Borough Council
Recommendation:	Grant planning permission subject to the conditions set out within this report, and to delegate authority to the Head of Planning to make any necessary modification, deletion or addition to the proposed conditions.

Summary of Reasons for Recommendations

The proposal would comply with the Development Plan and material considerations, and subject to the conditions set out at the end of the report, the proposal would be acceptable and is recommended for approval.

MAIN REPORT

1. Site Description and Surroundings

- 1.1. The application site is The Hive, Northfleet which is located within Northfleet, in the Borough's urban area and in a predominantly residential area. The building is an existing residential building with commercial below.



2. Planning History

Reference	Description	Decision	Decision Date
19950503	Overclad of existing balustrade and renewal of tiles to balconies and pedestrian walkways.	Permission	12.10.1995

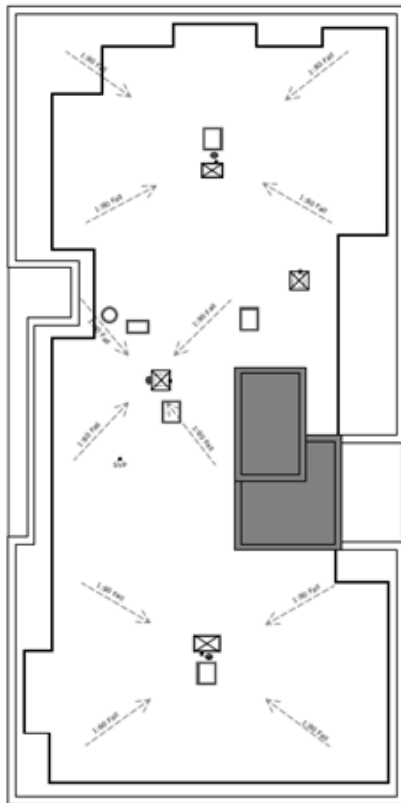
3. Proposal

- 3.1. The proposed development is to enhance the thermal performance and renew the waterproofing system on the main roof, removing some of the existing vent channels, replacing the existing edge protection with new freestanding edge protection, changing the capping to a new GRP trim system, and converting the north elevation door into a window.
- 3.2. The works are limited to the roof of the main building, as shown by the following images of the submitted drawings;

The image displays four architectural cross-sections of a building with a flat roof, illustrating different levels of roof penetration and structural details. Each section is labeled "Existing Building" and includes various annotations for structural elements and roof components.

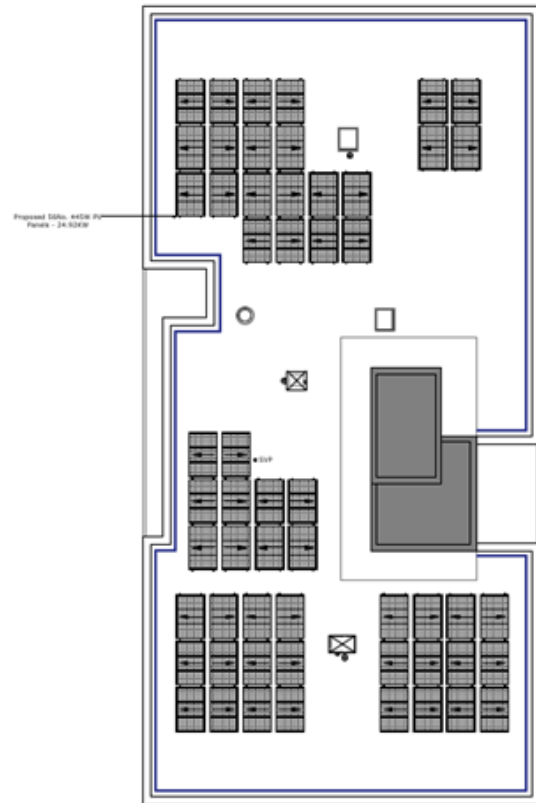
- Top Section:** Shows a building with a chimney and a roof penetration. Annotations include "Roof Penetration Detail", "Roof Penetration Detail", "Roof Penetration Detail", "Roof Penetration Detail", and "Roof Penetration Detail".
- Second Section:** Shows a building with a large glass door and a roof penetration. Annotations include "Roof Penetration Detail", "Roof Penetration Detail", "Roof Penetration Detail", "Roof Penetration Detail", and "Roof Penetration Detail".
- Third Section:** Shows a building with a chimney and a roof penetration. Annotations include "Roof Penetration Detail", "Roof Penetration Detail", "Roof Penetration Detail", "Roof Penetration Detail", and "Roof Penetration Detail".
- Bottom Section:** Shows a building with a large glass door and a roof penetration. Annotations include "Roof Penetration Detail", "Roof Penetration Detail", "Roof Penetration Detail", "Roof Penetration Detail", and "Roof Penetration Detail".

Existing Roof Plans



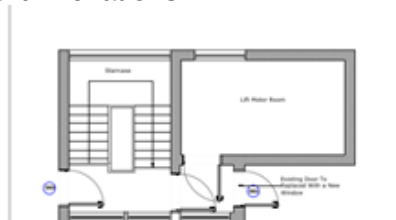
1 Existing Roof Plan

Proposed Roof Plans

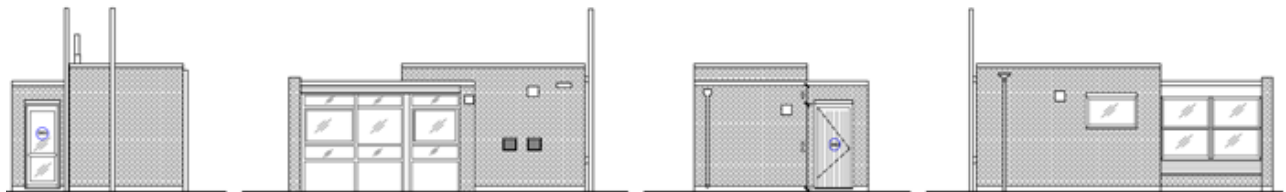


2 Proposed Roof Plan With PV Panel

Existing Staircase Plans and Elevations



③ Existing Staircase Plan



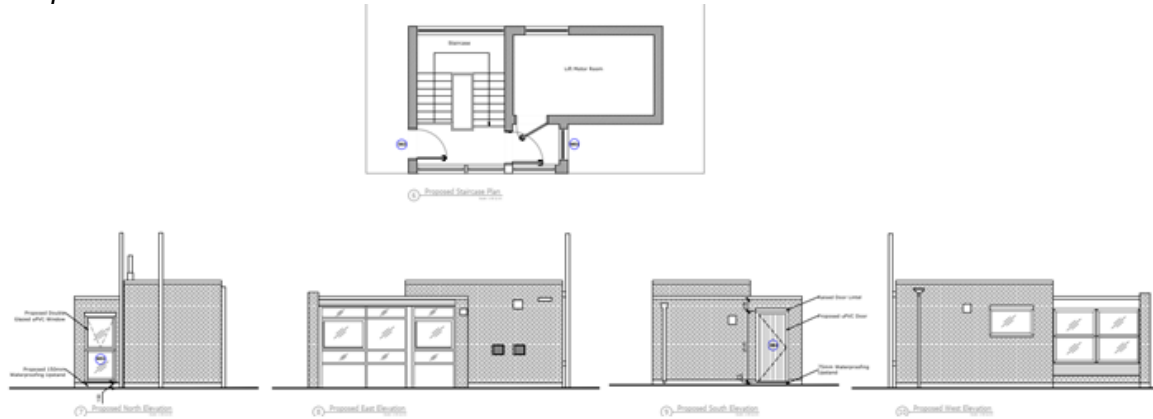
② Existing North Elevation

③ Existing East Elevation

④ Existing South Elevation
100-10177

⑤ Existing West Elevation

Proposed Staircase Plans and Elevations



4. Planning Policy, Development Plan and other Material Considerations

4.1. The Development Plan for Gravesham currently comprises:

Gravesham Local Plan Core Strategy and Policies Map, September 2014;
Saved policies in the Gravesham Local Plan First Review, November 1994;
The Kent Minerals and Waste Local Plan 2024 to 2039, March 2025).

4.2. The relevant policies for this proposal are as follows:

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

4.3. Paragraph 34 of the NPPF (2024) 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.

4.4. 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 (2024), the Council will also seek to replace these saved policies via the emerging Local Plan.

Other Material Considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

5. Consultations and Publicity Responses

Consultations

Neighbouring Properties

- 5.1. The application was publicised by a site notice and letters to 68 surrounding neighbouring properties with an overall consultation expiry date of 19th June 2025.
- 5.2. No comments have been received.

6. Planning Analysis and Head of Planning Comments

Design, Character and Appearance

- 6.1. The proposed works are minimal in their context and contained within the roof area of the building, and therefore not highly visible from public vantage points.
- 6.2. Subject to materials being sympathetic to the existing block and the wider Hive estate, there would be no adverse impact to the character or appearance of the building or the surrounding area.
- 6.3. The existing roof deck is made of concrete, finished with a sand/cement screed, and covered with a slate mineral finish. The current waterproofing system is a warm roof, consisting of built-up bituminous membranes with insulation, installed as an overlay above the original asphalt waterproofing system.
- 6.4. A new insulation upgrade is proposed to ensure the roof complies with current regulations, thereby improving the building's thermal performance. The following works are proposed:

Capping

- 6.5. The existing metal capping on top of the parapet wall will be removed, and a new Glass Reinforced Plastic (GRP) trim mechanically fixed waterproofing system will be installed to encapsulate it

Upstand

- 6.6. Raised waterproofing upstand is proposed to achieve the minimum required height of 150mm.

Door

- 6.7. The existing main timber access door and frame to the southern side of the roof will be raised to accommodate the raised upstand and upgraded roof system. The existing door will be replaced with a new uPVC door, matching the existing colour.

- 6.8. The existing uPVC door on the northern elevation of the roof is currently not in use. It is proposed that this door be replaced with a uPVC window, which will provide sufficient natural lighting to the small corridor.

Edge Protection

- 6.9. A new free-standing edge protection system to ensure safe access and egress for this Roof is proposed, providing collective protection against falls from heights. The proposed material for the edge protection will be powder-coated galvanized steel, with a height of 1100mm.

Maintenance Walkway

- 6.10. New maintenance walkways will be defined using an alternatively coloured slate mineral cap sheet membrane, bonded to the new finished roof surface. Gaps will be provided at suitable intervals to allow for through-drainage where required.

PV Panels

- 6.11. 56 free-standing 445W PV panels are proposed for installation on the roof once the works are completed. These panels will generate energy for the building, contributing to its overall energy efficiency and sustainability. The installation of these PV panels will not only reduce the building's reliance on external energy sources but also lower its carbon footprint, aligning with current energy conservation standards
- 6.12. As the proposed materials are sympathetic to the existing context and with the imposition of conditions set out within the report, the proposal would be appropriate in terms of design and be in line with Design for Gravesham (2024) and Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Amenity of Future Occupiers

- 6.13. The proposed development would improve the thermal performance of the building and make updates to the building that should enhance the living conditions for existing and future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Neighbouring Amenity

- 6.14. The proposed works due to their limited nature would have no adverse impacts to the occupiers of the surrounding dwellings.
- 6.15. As such, the proposed development would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

- 6.16. The proposed works will not have an effect on parking and highways due to their limited nature and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014).

7. Other Matters:

Human Rights

- 7.1. The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the Convention of the same Act which sets out his/her rights in respect for private and family life and for the home. Officers consider that the proposed development would not be contrary to the provisions of the above Articles in respect of the human rights of surrounding residents/occupiers.

Equalities

- 7.2. The application has been considered in accordance with the Council's Equality Policy, which seeks to prevent unlawful discrimination, promote equality of opportunity and good relations between people in a diverse community. In this case the proposed development is not anticipated to have any potential impact from an equality perspective.

8. Conclusion

- 8.1. The proposal would comply with the Development Plan and material considerations, and subject to the conditions set out at the end of the report, the proposal would be acceptable and is recommended for approval.
-

9. Recommendation

- 9.1. Grant planning permission subject to the conditions set out within this report, and to delegate authority to the Head of Planning to make any necessary modification, deletion or addition to the proposed conditions.

10. Conditions

1. The development hereby approved shall be begun not later than 3 years following the date of this decision.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following schedule of approved plans:

- Planning Application Form;
- Drawing No. 11707-PR-TH-DR-A-BC001 - Site Location Plan;
- Drawing No. 11707-PR-TH-DR-A-BC002 - Existing Site Plan;
- Drawing No. 11707-PR-TH-DR-A-BC003 - Proposed Site Plan;
- Drawing No. 11707-PR-TH-DR-A-BC201 - Existing Roof Top Elevations;
- Drawing No. 11707-PR-TH-DR-A-BC202 - Proposed Roof Top Elevations;
- Drawing No. 11707-PR-TH-DR-A-BC203 - Existing and Proposed Staircase Plans and Elevations;
- Drawing No. 11707-PR-TH-DR-A-BC102 - Existing and Proposed PV Panel Roof Plan;
- Drawing No. 11707-PR-TH-DR-A-BC101 - Existing and Proposed Roof Plan;
- Drawing No. 11707-PR-TH-DR-A-BC401 - Existing and Proposed Door and Window Schedule;
- Edge Protection Data Sheet - Safetyworks & Solutions Ltd; and

- Design and Access Planning Statement.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the details included on the application form and approved plans the materials to be used in the construction of the external surfaces of the development hereby permitted need to be sympathetic to the surrounding built environment.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).