

Delegated Report

Post Planning Committee

Application No:	20240928
Location:	7 - 9 Queen Street, Gravesend, Kent, DA12 2EQ
Description:	Erection of a first and second floor rear extension. Creation of a second floor within the existing roof space and alterations to the roof to create 1 x 1 bed and 1 x 2 bed flat.
Applicant:	Mr Singh

Reason for Report

The purpose of this report is to:

- address any changes to conditions set out within the Committee Report.

Application Background

A full planning application was submitted for the “Erection of a first and second floor rear extension. Creation of a second floor within the existing roof space and alterations to the roof to create 1 x 1 bed and 1 x 2 bed flat”.

The application was presented and determined at Planning Committee on 5th March 2025, where the following resolution was agreed:

RESOLVED that Planning PERMISSION is granted, subject to conditions as set out within this report.

The following documents are attached as appendices:

- Appendix 1 - Committee Report (see page 43 - 69)
- Appendix 2 - Planning Committee Minutes
- Appendix 3 - Committee Decisions

Decision of Planning Committee on 5th March 2025

6b.	20240928 - 7 - 9 Queen Street, Gravesend, Kent, DA12 2EQ	RESOLVED that Planning PERMISSION is granted, subject to conditions as set out within this report.
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Planning Conditions

As per the decision of Planning Committee, the draft planning conditions and informatives were shared with the agent, with an additional condition relating to improvements to the shopfronts as requested by Members. The agent has agreed to the conditions and the shopfront condition, which will read as follows:

Prior to first occupation of the development hereby approved, full details of the shopfront including joinery details, sections and the lighting details shall be submitted to and agreed in writing by the

Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason To enhance the special architectural and historic interest of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014).

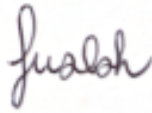
Procedural Note

Following the agreement of an additional condition for improved shopfronts, the application can now be determined in line with the resolution of planning committee 5th March 2025.

Recommendation

Permission subject to the agreed planning conditions.

See draft decision

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	28 May 2025	Dated:	12 June 2025

Standard

Time Limit

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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.

Approved Plans

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

Application Form – dated 10 October 2024;
Heritage Impact and Design Statement – dated 08 October 2024;
Supplementary Information – Environmental Noise Survey and Noise Impact Assessment Report by Hann Tucker Associates (dated 06 February 2025);
Supplementary Information – Soft Landscaping Schedule
Supplementary Information – Soft Landscaping Designs/Pictures
Ordnance Survey Site Location Plan (scale – 1:1250);
Drawing no. 826-02 – Rev. B – Landscaping Plan;
Drawing no. 826-07 – Rev. B – Fire Assembly Plan;
Drawing no. 826-09 – Rev. C – Proposed Ground and First Floor Plans;
Drawing no. 826-010 – Rev. D – Proposed Second Floor and Roof Plans;
Drawing no. 826-011 – Rev. B – Proposed Elevations;
Drawing no. 826-012 – Rev. A – Existing Elevations;
Drawing no. 826-14 – Rev. A – Existing Site Plan (scale – 1:500);
Drawing no. 826-15 – Rev. A – Existing Roof Plan;
Drawing no. 826-16 – Rev. A – Existing Ground and First Floor Plans;
Drawing no. 826-17 – Rev. A – Proposed Site Plan (scale – 1:500).

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

Prior to commencement

Kitchen extraction, ductwork and flue

3. Prior to any works commencing on site to alter the location of the ductwork and flue, the applicant shall submit a report in writing to the Local Planning Authority undertaken by a competent ventilation engineer to ensure that the existing extraction system is still installed in accordance with the "EMAQ/Defra Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2018 update)". Details should include:

- (a) Plans and details of all duct work (internal and external) and equipment.
- (b) Plans showing the location/position of the external flue/discharge stack, including its position in relation to neighbouring properties and window openings.
- (c) Details of all grease filtration and odour control including the manufacturer's specification/data sheets. This includes the canopy.
- (d) Details, including manufacturer's specification/data sheets of the fan.
- (e) Minimum discharge velocities
- (f) Details of proposed routine cleaning and maintenance of the system, and the service requirements of the installed odour control system, including details of system access panels and confirmation that they will be grease tight.

- (g) Assess the whole system and any tonal elements associated it; a 1/3 octave band analysis may be necessary.
- (h) Assess structural transmission with the use of anti-vibration mounts where necessary, linings to ductwork to prevent noise transmission, any inline silencers and provide details of where they have been installed.

Reason: In order to ensure acceptable living conditions for the future residents and in accordance with adopted Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Prior to above ground works

Materials

4. Prior to above ground works commencing, details and samples of all materials and finishes to be used in the external faces of the building (bricks, tiles, rainwater goods, windows and doors) have been submitted to and approved in writing by the Local Planning Authority; the development thereafter shall be carried out in accordance with the approved details.

Reason To ensure a satisfactory visually attractive development which preserves and enhances the Conservation Area in accordance with Saved Policy TC3 of the Gravesham Local Plan First Review (1994) and Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014).

Window Joinery Details

5. Prior to the installation of the windows(s) on 'Drawing no. 826-05 – Rev. B', drawings to a scale of 1:10 and joinery details at a scale of 1:2 or full size shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason In order to protect the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policy TC3 of the Gravesham Local Plan First Review (1994).

Prior to occupation

Shopfronts

6. Prior to first occupation of the development hereby approved, full details of the shopfront including joinery details, sections and the lighting details shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason To enhance the special architectural and historic interest of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014).

Internal Noise

7. Prior to the first occupation of the flats, a sound insulation assessment shall be carried out, submitted to and approved in writing by the Local Planning Authority. The Assessment shall include details of the assessment methodology and the sound insulation performance of the internal wall partitions, internal floor/ceiling partitions, adjacent party wall partitions and the partition between the commercial on the ground floor and the flat above.

The sound insulation performance of partitions between the floors of the flat and any adjacent residential property shall resist the transmission of airborne sound and impact sound to demonstrate that the minimum levels stated in the Building Regulations are capable of being complied with. The assessment will also include details of any proposed works to achieve these levels.

The construction that separates the residential and commercial unit shall aim to resist the transmission of airborne sound such that the weighted standardised difference (DnT, W + Ctr) shall not be less than 53 decibels (i.e. an enhancement of the minimum levels stated in the Building Regulations of 10dB). The assessment will also include details of any proposed works to achieve these levels.

Any works identified being required in order to achieve these minimum levels shall be implemented and evidence provided (if necessary, by way of a further sound insulation assessment report) for approval by the Local Authority prior to first occupation. Overheating and ventilation must also be considered in the design of any mitigation.

Reason In order to ensure acceptable living conditions for the future residents and in accordance with adopted Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Post-Completion Noise Testing (Kitchen extract system and ductwork)

8. Prior to occupation of any of the development, following the approved alterations to the ductwork/kitchen extract have been made (condition 3), a post completion noise assessment must be undertaken to demonstrate that noise and vibration from the extract system plant and equipment including extract ventilation when operating at its maximum speed and output shall be limited to 10 dB(A) below the background noise level which is expressed as a LA90, 15minutes at the boundary of the nearest residential property. The rated noise levels from plant and equipment shall include any penalties for noise characteristics such as tone, intermittency, that are liable to cause the noise to be a nuisance etc.

Where the local authority's noise criteria has not been met further noise mitigation shall be implemented. further noise mitigation shall be implemented.

The final noise mitigation scheme shall be operated and maintained thereafter.

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

Noise Mitigation Measures

9. Prior to first occupation of any of the development, the noise mitigation measures as detailed in the 'Environmental Noise Survey and Noise Impact Assessment Report' dated 6 February 2025 by Hann Tucker (Report Ref: 32146/NIA1) shall be implemented by competent persons to ensure that internal noise levels do not exceed the guideline values in BS8233:2014 Table 4:
 - (a) 07:00 to 23:00
 - Resting - Living room 35 dB LAeq,16hour
 - Dining - Dining room/area 40 dB LAeq,16hour
 - Sleeping/Daytime Resting - Bedroom 35 dB LAeq,16hour
 - (b) 23:00 to 07:00
 - Sleeping/Night-time Bedroom 30 dB LAeq,8hour

The applicant must also have regards to thermal comfort and noise mitigation in accordance with Acoustic Ventilation and Overheating - Residential Design Guide by IOA and ANC. Where necessary a scheme for approval for alternative means of ventilation and air cooling and heating is required in writing to demonstrate that:

- The alternative means of ventilation and cooling will not compromise any noise protection

measures

- The alternative means of ventilation and cooling will not present an adverse noise or odour impact on occupants
- The alternative means of ventilation and cooling will enable optimum living conditions in all weather and with reference to climate change predictions

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

Soft landscaping

10. Prior to first occupation of any of the development the proposed soft landscaping shall be implemented in accordance with the approved details, and the proposed landscaping scheme shall be fully implemented within one year of first occupation of the building. The soft landscaping shall thereafter be maintained for a period of not less than five years and any trees, shrubs or grassed areas which die, are diseased or vandalised within this period shall be replaced within the next planting season.

Reason To ensure that the landscaping is maintained in the long term in the interests of the visual amenity of the development, in accordance with adopted Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Hard landscaping

11. Prior to first occupation of any of the development details of the proposed hard landscaping to include the proposed surface and boundary treatments and security gates, shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be completed prior to first occupation of the development and thereafter retained in good order during the lifetime of the development.

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

Lighting

12. Prior to first occupation of any of the development a lighting design plan shall be submitted to and approved in writing by the Local Planning Authority. The plan will show the type and locations of external lighting, demonstrating a lit and safe access for residential units. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.

Reason In order to ensure acceptable living conditions for the future residents and in accordance with adopted Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Bicycle Storage Details

13. Prior to the first occupation of the development, the approved cycle stores shall be provided and thereafter be retained for such purposes at all times. Thereafter no development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order), shall be carried out that would preclude the use of these buildings for their intended purpose.

Reason In order to encourage options for sustainable travel in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and saved Policy P3 of the Gravesham Local Plan First Review (1994).

Refuse Storage Details

14. Prior to the first occupation of the development the approved refuse stores shall be provided and thereafter be retained for such purposes at all times. Thereafter no development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order), shall be carried out that would preclude the use of these buildings for their intended purpose.

Reason In order to ensure the development is served by a suitable refuse storage area in the interest of amenity and in accordance with adopted Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Ongoing Conditions

Obscure Windows

15. Any window serving a bathroom/wc/ensuite must be fitted with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) only at all times.

Reason To prevent undue overlooking of the adjoining residential property in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Flues

16. Notwithstanding the details included on the application form and approved plans, the external flues shall be black metal or painted black and retained as such at all times.

Reason To preserve the character and appearance of the Conservation Area in accordance with the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014).

Informatives

1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 39 of the National Planning Policy Framework (NPPF) 2024, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

2 REASON FOR IMPOSITION OF PRE-COMMENCEMENT CONDITIONS

Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority is satisfied that the requirements of conditions 3 (including the timing of compliance) are so fundamental to the development permitted that such details must be submitted prior to the works commencing on site.

Due to the importance attached to these details, it is reasonable and necessary to seek full approval in advance of works commencing.

3 *AGREEMENT FOR IMPOSITION OF PRE-COMMENCEMENT CONDITION*

In accordance with The Town and Country Planning (Pre Commencement Conditions) Regulations 2018 and paragraph 36 of the Planning Practice Guidance the Local Planning Authority has agreed in writing with the applicant on 25 February 2025 to the inclusion of the pre-commencement condition 3.

4 *DEVIATION FROM APPROVED PLANS*

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority as proceeding without the necessary permissions could nullify this permission.

5 *BUILDING REGULATIONS AND PARTY WALL ACT*

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

6 *NAMING & NUMBERING*

As a result of the proposal, it appears that a change has to be made to the national property gazetteer. It is a legal requirement that a property or premises is registered. The Naming and Numbering Certificate, when issued, will reduce location or delivery problems via Royal Mail or other carriers, and importantly for the Police, Ambulance, and Fire & Rescue services. Registration is also necessary to register to vote, for utility connections, and will avoid duplicate addresses.

The Naming and Numbering service is provided by the Borough Council. The on-line form is available at the Planning/House Numbering page of the council's web-site <http://www.gravesham.gov.uk/street-naming>. Please submit the application and the requisite fee in accordance with the guidance on the form.

7 *CODE OF PRACTICE FOR CONSTRUCTION/DEMOLITION SITES WITHIN THE BOROUGH OF GRAVESHAM*

This Code of Practice relates to all building sites in Gravesham and is given to ensure best practice is achieved equally throughout the borough. All aspects of the code apply to every building site and will only be altered on an individual basis if there are found to be special circumstances on that particular site. Any amendment made will be in writing by an authorised officer of the Environmental Health Department. The following circumstances are given where consideration will be given to a variation in the Code of Practice:-

- a) Where occupiers of noise sensitive properties are unlikely to be affected by the works.
- b) Where the work cannot be carried out during the hours specified because of the requirements of another authority such as the emergency services, utilities, traffic management authorities etc.
- c) Where the site location is isolated or where the works are in a mainly commercial/industrial area with few residential properties.

In all the above cases the onus will be on the applicants to provide written justification as to why the code should be varied. When making such a statement the applicant must include the following information where appropriate:-

- i) Location, nature and duration of works.
- ii) Measured/predicted noise levels and background levels.
- iii) Measured/predicted vibration levels.
- iv) Proximity and numbers of residential properties.
- v) Evidence of public consultation/information to persons likely to be affected.

- vi) Written evidence from the appropriate authority (in instances where b) above applies).

In order for adequate consideration to be given by this Council to a request for deviation from the Code of Practice, any proposal must be provided in writing to the Environmental Health Services Manager at least fifteen working days prior to the works starting.

On developments where construction/demolition is undertaken on contaminated land, work will be required to be carried out in a way which will be specified within conditions of the site's planning approval.

The requirements of this Code of Practice should prevent unnecessary disturbance to nearby residents. In the event of a nuisance being caused due to work not being carried out in an appropriate way, the council may take enforcement action to resolve the situation.

Please note compliance with Health and Safety requirements arising from construction/ demolition work shall be given priority over this Code of Practice.

BURNING OF MATERIAL

It is expected that no burning of materials shall take place on a construction or demolition site. Where the contractor is of the opinion that this is unavoidable he shall make representations to the council for consideration. No burning will be allowed to take place without written authority from a suitably authorised officer of the council. Any burning so authorised will be subject to strict controls which will include, amongst other matters, the following:-

- A strict control on the amount of material burnt at any one time.
- Burning is carried out under the direct and continuous supervision of the person responsible for the site or a person authorised to act on his behalf.
- All material shall be kept dry prior to being burnt.
- The wind shall be positively blowing away from nearby residential or other sensitive buildings. Where this is not possible burning shall take place in still weather.

NOISE AND VIBRATION

Where sensitive premises are likely to be affected by noise and/or vibration, all works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the council, shall be carried out only between the following hours (these to be known as normal working hours) : -

Monday - Friday 08:00 - 18:00

Saturdays 08:00 - 13:00

Sunday and Bank Holidays. No works audible at the site boundary or any other place agreed by the council.

In addition to the above times the contractor may use up to one hour before and up to one hour after normal working hours for start up and close down of activities. Examples of these activities would be:

- a) Day to day maintenance, checking, lubrication and cleaning/washing down of plant and machinery.
- b) Refuelling of plant and machinery (from on-site storage facilities only).
- c) Deliveries and unloading.
- d) Site inspections and safety checks, but excluding any works necessary to make the working zone and/or construction site safe (which are to be undertaken within normal working hours).
- e) Arrival and departure of workforce and staff at the construction site, but only in so far as the arrival and departure times provide for the minimum time necessary to undertake the tasks allowed by these start up/close down activities.
- f) Site meetings.
- g) Site clean up.

NB The start up and close down periods are not to be regarded as an extension to the normal working day.

Where the site boundary/entrance is located adjacent to noise sensitive areas it must be ensured as far as possible that vehicles do not arrive on site outside the times laid out above. Where this is found not to be possible, drivers of vehicles arriving at the site before it is open must not leave the vehicle's engine running or cause other excessive noise/pollution whilst they are waiting.

On the site itself, best practicable means as defined in section 72 of the Control of Pollution Act 1974 to reduce noise to a minimum shall be employed at all times.

Compliance with BS5228 Part 1:1997 'Noise control on Construction & Open sites' is expected as a minimum standard. This requires amongst other things that all plant and machinery in use shall be properly silenced, maintained and used in accordance with the manufacturer's instructions.

Criteria and procedures for vibration control are assessed using different parameters as follows:

- * Vibration Dose Values (VDVs) are used to protect the occupants and users of buildings from disturbance. (VDVs are defined in BS 6841 and their application is discussed in BS 6472).
- * Peak Component Particle Velocity is used to protect buildings from risk of physical damage. These are assessed in accordance with BS 7385.

Best Practicable means shall be used to control vibration levels so that the following Vibration Dose Values measured on a normally loaded floor in accordance with BS 6472:1994 are not routinely exceeded as a result of works.

Building Type	Period	VDV (ms ^{-1.75})
Residential Buildings, Educational Establishments, Offices and similar	Normal working hours	0.4
Commercial	Normal working hours	0.8

Best Practicable Means shall be used to control Peak Component Particle Velocity measured at the base of any building in accordance with BS 7385 does not routinely exceed a level of 10 mm/s.

In instances where complaints of vibration are received within any adjacent property then the contractor shall immediately take all measures necessary to demonstrate that the vibration levels are below the limits shown in the paragraphs above.

Where the results of any monitoring indicate non-compliance with the limits stated above, the contractor shall immediately change the method of working, and/or the plant being used. Prior to the work recommencing, the contractor shall satisfactorily demonstrate that the new arrangements satisfy the vibration limits.

DUST

Dust suppression techniques shall be used on site where significant quantities of spoil or fine aggregates are stored and/or where the site location is such that it is likely persons living in residential properties are going to be affected by wind blown dust.

Spoil temporarily placed on site shall be located as far away from sensitive properties as possible. The height of stored material shall be kept as low as is practical and water sprayed onto the surface of the piles shall be used as appropriate to keep the surface damp.

Where longer term storage of fine aggregates and other potentially dusty material is necessary, suitable storage facilities shall be used where practicable in order to screen these materials from the wind. This stored material shall be located so that it is as far away from sensitive properties as possible and measures to prevent wind blown dust shall be adopted. These shall include:-

- * keeping the height of stock piles as low as possible,
- * using water sprays as appropriate whilst minimising the production of excessive runoff,
- * minimising the re handling of dry construction materials and spoil,
- * keeping the loading drop heights to as low as possible,
- * where appropriate applying the surfaces of roads on site with water sprays as necessary and/or using wheel-washing facilities.
- * all materials transported to and from the site shall be conveyed by suitable vehicles in enclosed containers or using other adequate wind shielding measures such as sheeting.

The person responsible for the site shall keep on site a daily log book which will be available to visiting authorised officers and shall list the following:-

- * the conditions on site,
- * whether any wind blown dust was visibly coming off the site,
- * what control measures were carried out, and
- * what the results of these were.

COMMUNICATION

It shall be a matter of priority for a contact name and telephone number to be set up in order to enable ready two-way communication and contact with the council and local residents. In cases where work likely to cause a disturbance is to be carried on out of normal working hours, the phone line would be manned whilst the work is ongoing.

LIGHTING

Where security and/or site lighting is used, this shall be located and directed or screened so that it does not cause undue intrusion to adjacent occupied residential properties, or sensitive areas, or constitute a road hazard, and shall be chosen to limit light pollution effects such as "glow in the sky".