



Delegated Report

Planning Application

Application No:	20240252
Location:	Metropolitan Police Specialist Training Centre, Mark Lane, Gravesend, Kent, DA12 2HN
Description:	Additional louvres and ductwork to an existing training building, to facilitate a revised ventilation system.
Applicant:	The Mayors Office For Policing And Crime (MOPAC)
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

- Application Form – dated 15 March 2024;
- Covering Letter by Knight Frank – dated 15 March 2024;
- Supplementary Information – Drawing Issue Sheet;
- Supplementary Information – Annotated Photographs with Ventilation System;
- Drawing no. 7006/E/99 – Site Plan;
- Drawing no. 7006/E/100 – Location Plan;
- Drawing no. 7006/E/101 – Existing Block Plan;
- Drawing no. 7006/E/102 – Existing GA Plans;
- Drawing no. 7006/E/103 – Existing Elevations;
- Drawing no. 7006/E/104 – Proposed Block Plan;
- Drawing no. 7006/E/202 – Proposed General Arrangement Plans;
- Drawing no. 7006/E/203 – Proposed Elevations;
- Drawing no. 7006/E/301 – Proposed Detailed Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230740	Application for approval of conditions 8 attached to planning permission reference number 20211541 relating to a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person.	APPROVAL OF DETAILS	07.11.2023
20221174	Application for approval of conditions 3, 4 and 5 attached to planning permission reference number 20211541 relating to archaeological field evaluation works in accordance with a Written Scheme of Investigation along with any safeguarding measures to ensure preservation of important archaeological remains and/or further investigation and recording (3 i, ii), a detailed sustainable surface water drainage scheme (4) and a lighting design plan for biodiversity (5).	APPROVAL OF DETAILS	13.06.2023

20211541	Erection of a new concrete live fire skills house training building (plus abseil frame) with new ancillary support building and associated works.	PERMITTED	11.02.2022

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS04 – Gravesend Riverside East and North East Gravesend Opportunity Area
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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
- Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Section 15 – Conserving and Enhancing the Natural Environment

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Internal Consultees

GBC Environmental Protection – There is no objection to this application or adverse comments to make. The location is not close to any residential premises so any noise is unlikely to be an issue.

Local Ward Councillors – No comment received.

Neighbouring properties

A notice was displayed on site 18 April 2024.

In addition, two surrounding properties were consulted and no representations were received. The

consultation period expired 10 May 2024.

Officer's Analysis

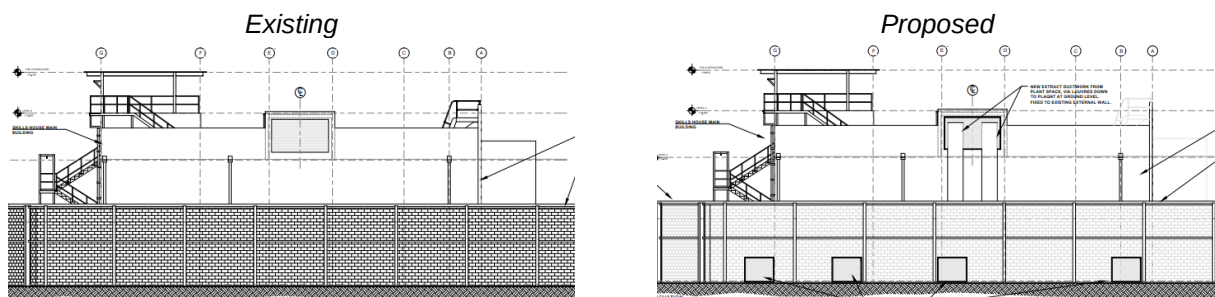
The application site is the Metropolitan Police Specialist Training Centre, located on the southern side of the Thames, within the urban area of Gravesend but adjacent to the Green Belt. See below extract from the Local Plan Proposals map.



Proposed Development

This application proposes the modification of a mechanical extraction system on the 'Skills House' building, granted planning permission in 2022 (ref. 20211541). The supporting information states that the HEPA air filtration system requires louvres and ducts to be incorporated onto the northern elevation.

The comparison elevations are shown below:



Design, Character and Appearance

The proposed louvres and ducting on the skills house building would have minimal impacts on the overall appearance. The building itself is industrial in appearance and therefore the HEPA filtration system would fit well within this character. As such, there are no impacts on the character of the building and the system would be viewed against an industrial building from wider views.



Overall, the proposal is considered to be in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023).

Impact on the Amenity of Surrounding Properties

The application site is in a remote location, within an industrial area, and therefore the proposed extraction system and ducting would have no impact on amenity. Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Highway Impacts

There are no highway impacts associated with this development.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The proposed modification to the approved ventilation system will not have any impact on the appearance of the skills house and would be viewed against an industrial building thus having no impact on its character. The building is isolated from residential uses and located within a wider industrial area and will not have any impact on amenity, nor the highway network.

Therefore, it is recommended that planning permission is granted.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	28 th May 2024	Dated:	29 th May 2024