



Delegated Report

Planning Application

Application no:	20220982
Location:	Unit 4 Trade City Coldharbour Road Northfleet
Description:	*Amended Application* Application for a variation of condition 11 of planning permission 20181271 for the erection of a Foodstore (Use Class A1 - Retail) and business units providing employment floorspace (to be used flexibly within Use Classes B1(c), B2 and B8 - light industrial, general industrial and storage and distribution including the provision for ancillary retail sales to facilitate specialist, trade counter operations); creation of new infrastructure including a pedestrian footway / cycleway and 'toucan' crossing on Coldharbour Road, access, car parking and servicing; hard and soft landscaping and associated retaining structures and ground works; to allow the installation of a mezzanine floor
Applicant:	Mr M Churchill, Howden Joinery Properties Limited
Site Visit Date:	15 September 2022 and 18 October 2022

The Site and Surroundings

The application site specifically relates to Unit 4 Trade City off Coldharbour Road Northfleet (see red line plan below). It is located within a small business estate of six business units on the south side of Coldharbour Road which was developed by Kier Property Developments Ltd as their Trade City brand of industrial/business estates for which permission was granted in early 2020 and the development completed in 2021 with several of the units now occupied.



It is situated to the east of a new Lidl food retail supermarket that was part of the same planning permission (ref 20181271) and built at the same time and on an overall site area of 1.68 hectares (4.15 acres).

It is located between Morrison's food supermarket further to the west and the Toby Carvery, a single storey restaurant which opened in 2013, and behind it the four storey Travelodge Hotel, which opened in January 2018, both to the east.

To the north of the Trade City and on the north side of Coldharbour Road are two storey residential dwellings that are now occupied but are part of much larger development (Watermans Park) of 400 new homes granted permission in 2018 to Bovis (Vistry Group) and Persimmon Homes, the development of that site having commenced originally in summer 2019 but which is still under construction and is within a mix of two and three storey family dwellings and flats including affordable housing. The site adjoins the A2 Activity Park/Cyclopark car park to the south.

The Trade City units are clad externally by part brick and part metal cladding with shallow pitched roofs. Each of the units have roller shutter doors, trade counters and parts mezzanine floors at first floor level and with fenestration at both ground and first floor. Each of the units have customer/staff car parking outside the units and shared parking.

Within the Trade City at present there are four other occupied units. These are the most southerly unit, Unit 1 (Screwfix), Unit 2 (Tool Station), Unit 3 (Tile Station) and the most northerly unit, Unit 6 (Easy Bathrooms). The application site Unit 4 is also now trading as Howden's Joinery, leaving only Unit 5 as vacant.



Unit 4 is indicated at the site as having a floor area of 6051 sq. ft (562m²).

The vehicle access to the site is from an access road built off the dumbbell roundabout that serves the Morrison's store. It also provides access to the Lidl customer car park and for servicing to both the Lidl store and the Trade City units

Planning History

The following table sets out the planning history relating to the wider application site in chronological order:

Ref No	Description	Decision	Date
19910340	Outline application for development of land for: Site A - Construction of new roundabout and modification to the layout of Coldharbour Road Site B - Provision of Business Park (Class B1 use) Site C - Residential development Site D - Provision of open space.	Resolved to grant permission September 1992 subject to s106: REFUSED and APPEAL	12.09.1997

		DISMISSED 24.04.2002 (ref APP/K2230/A/ 98/292697)	
20070632	Outline application for the erection of offices and light industrial units with associated car parking and servicing with alterations to the vehicular access (up to 5,051 sq. m of business units - 78 start up units). Application submitted by Capital Enterprise Centres Limited.	Permission	15.10.2007
20090751	Application for approval of condition 19 (i) of planning permission reference number 20070632 relating to the archaeological field evaluation and being a specification and timetable for archaeological works (in the form of a Written Scheme of Investigation) Application submitted by Capital Enterprise Centres Limited.	Approved	23.03.2010
20100764	Renewal of outline planning application number 20070632 for erection of office and light industrial units with associated car parking, servicing and alterations to the vehicular access (up to 5,051 sq. m of business units - 78 start up units). Application submitted by Capital Enterprise Centres Limited.	Permission	13.10.2010
20160721	Outline application with all matters reserved for the erection of offices, workshops and light industrial units with associated car parking, servicing and landscaping, with alterations to the vehicular access.	Resolved to grant permission 16.05.2018 Withdrawn	18.02.2020
20181077	Retrospective planning application for engineering operations comprising removal of earth bund and vegetation and retention of vehicular access, hard surfaces parking area and 2.4m high metal palisade security fencing and gates in connection with technical assessments of the site.	Permission	17.12.2018
20181271	Erection of a Foodstore (Use Class A1 - Retail) and business units providing employment floorspace (to be used flexibly within Use Classes B1(c), B2 and B8 - light industrial, general industrial and storage and distribution including the provision for ancillary retail sales to facilitate specialist, trade counter operations); creation of new infrastructure including a pedestrian footway / cycleway and 'toucan' crossing on Coldharbour Road, access, car parking and servicing; hard and soft landscaping and associated retaining structures and ground works.	Permission	19.02.2020
20200476	*REVISED DESCRIPTION* Application for approval of conditions 3 (part), 15, 19, 20, 21, 22 (a), 39 (part), 42 and 44 (part) attached to	Approved	21.08.2020

	planning permission reference no. 20181271 relating to controls over construction, design and detailed external appearance, details of waste management, archaeology, footpath, submission of contamination remediation strategy, sustainability, reptile translocation and lighting design strategy for biodiversity (<i>submitted by Kier Property Developments Ltd</i>)		
20200631	Application for the part approval of conditions 25 and 27 attached to planning permission 20181271 relating to the submission of a detailed sustainable surface water drainage scheme and provision of a proposed means of foul and surface water sewerage disposal. (<i>submitted by Kier Property Developments Ltd</i>)	Approved	28.08.2020
20200649	Application to vary conditions 2 and 13 attached to planning permission reference number 20181271 relating to approved plans and restriction on opening hours (<i>submitted by Screwfix</i>)	Permitted	10.09.2020
20201024	Application for part approval of conditions 3, 16, 17, 36, 37, 39 and 41 attached to planning permission reference number 20181271 relating to construction management plan (condition 3), materials and surface treatments (condition 16), boundary treatments (condition 17), electric vehicle charging points (condition 36), lighting of the car parking areas (condition 37), sustainability (condition 39), and soft landscaping scheme (condition 41). (<i>submitted by Lidl</i>)	Approved	18.12.2020
20201056	Application for approval of revised details pursuant to condition 15 (part) of application reference 20181271 in respect of finished floor levels for the food retail unit and levels of the car park (<i>submitted by Lidl</i>)	Approved	21.12.2020
20201177	Application for the part approval of conditions 33 and 44 attached to planning permission reference number 20181271 relating to a commercial delivery service vehicle management plan and lighting design strategy for the foodstore element of the development only. (<i>submitted by Lidl</i>)	Approved	26.02.2021
20201205	Application for part approval of conditions 25 and 27 attached to planning permission reference number 20181271 relating to detailed sustainable surface water drainage scheme and details of the proposed means of foul and surface water sewerage disposal for the food store element. (<i>submitted by Lidl</i>)	Approved	12.01.2021
20201239	Application for part approval of conditions 16 and 17 attached to planning permission reference number 20181271 relating to submission of detail of materials and surface treatments and submission of details of boundary treatments (<i>submitted by Kier Property Developments Ltd</i>)	Approved	26.01.2021
20210500	Application for approval of conditions 20, 22(b), 32, 33 (part), 36 (part), 37 (part), 41 (part) and 43 attached to	Approved	14.06.2021

	planning permission reference number 20181271 relating to Archaeological Excavation results (condition 20) , Contamination and Remediation Closure Report (condition 22), Workplace Travel Plan (condition 32), Commercial Delivery Service Vehicle Management Plan (condition 33), Electric Vehicle Charging Points (condition 36), Lighting of the Car Parking Areas (condition 37), Soft Landscaping Scheme (condition 41) and an Ecological Enhancement Plan (condition 43) (submitted by Kier Property Developments Ltd)		
20210548	Display of 1no freestanding non-illuminated totem sign and 1no freestanding non-illuminated 'estate board' sign. (submitted by Kier Property Developments Ltd)	Consent	09.07.2021
20210587	Application for approval of condition 32 attached to planning permission reference number 20181271 relating to a travel plan (submitted by Lidl)	Approved	05.07.2021
20210714	Application for variation of condition 13 attached to planning permission reference no. 20181271 for Erection of a Foodstore (Use Class A1 - Retail) and business units providing employment floorspace (to be used flexibly within Use Classes B1(c), B2 and B8 - light industrial, general industrial and storage and distribution including the provision for ancillary retail sales to facilitate specialist, trade counter operations); creation of new infrastructure including a pedestrian footway / cycleway and 'toucan' crossing on Coldharbour Road, access, car parking and servicing; hard and soft landscaping and associated retaining structures and ground works to change opening hours. (submitted by Lidl)	Permission	29.07.2021
20220982	<i>This Application</i>		
20221132	Application for retrospective consent for three illuminated elevation signs	Pending	

Proposal

This planning application as originally submitted was for a variation of conditions 10 & 11 of planning permission 20181271 for the erection of a Foodstore (Use Class A1 - Retail) and business units providing employment floorspace (to be used flexibly within Use Classes B1(c), B2 and B8 - light industrial, general industrial and storage and distribution including the provision for ancillary retail sales to facilitate specialist, trade counter operations); creation of new infrastructure including a pedestrian footway / cycleway and 'toucan' crossing on Coldharbour Road, access, car parking and servicing; hard and soft landscaping and associated retaining structures and ground works; to allow the inclusion of 'Kitchens, Joinery and Associated Goods' and the installation of a mezzanine floor.

It has been submitted by Redbourn Group Ltd on behalf of Howden Joinery Properties Limited

The application has since been revised to delete the proposed variation of condition 10 as it was pointed out to the applicant's agent that this was not necessary as the original planning conditions included such uses within the range of goods that could be trade at the unit. The officer report on the 2018 application indicated that the applicant's agents at the time (Savills) did request (January 2020) the inclusion of the wording to the range of goods in condition 10 - Furniture (assembled, self-assembly and fitted ranges), noting that this would allow an operator such as Howdens which frequently operate from trade counter locations.

Submitted Drawings/Documents, as amended

Application Form and Certificates

Covering Letter from Redbourn Group Ltd dated 2nd September 2022

Unnumbered red line OS based plan

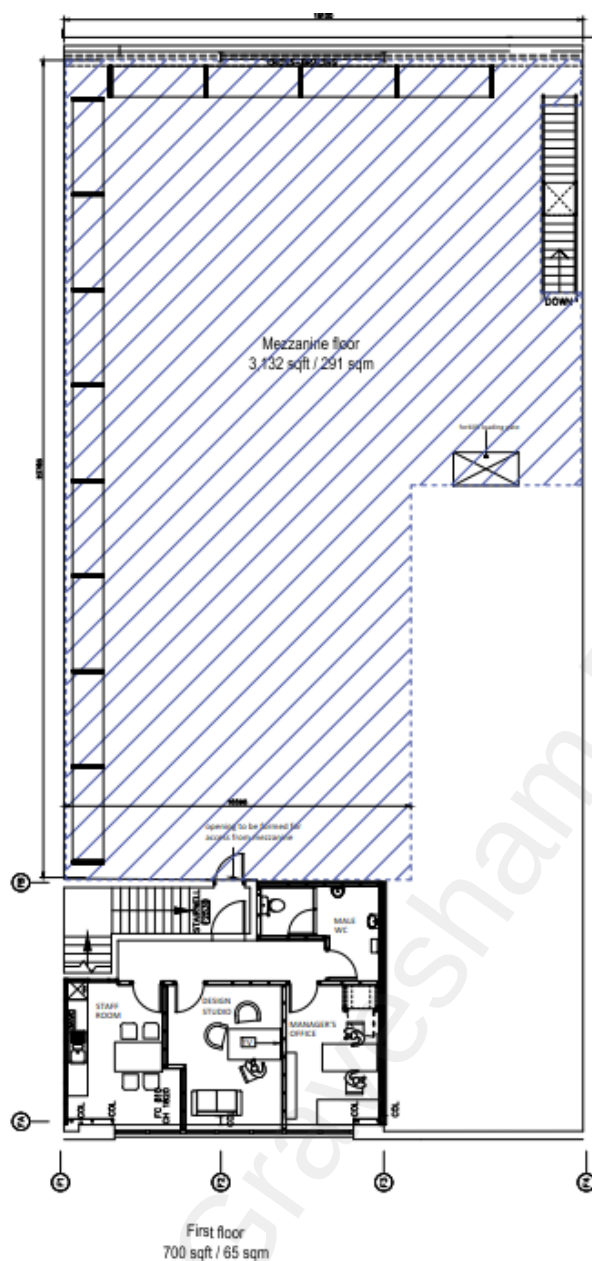
Drawing No 116299-101-Existing Floor Plans

Drawing No FP01_PRELIM: Proposed Floor Plan - Preliminary

Applicant's agents email dated 30 October 2022 withdrawing variation of condition 10

Applicant's agents email dated 22 November 2022 re parking and traffic generation

Details of the Development



The extended mezzanine is indicated as having a floor area of 3132 sq. ft (291m²), thus more than 50% increase in the overall floor area of the unit.

The mezzanine does not affect the exterior of the building.

Development Plan and other Relevant Planning Policies and Guidance

The Development Plan for Gravesham comprises: -

- *The Gravesham Local Plan Core Strategy (September 2014)*
- *Remaining Saved Policies of the Local Plan First Review (1994)*
- *The Kent Minerals and Waste Local Plan 2013 - 2030 (July 2016)*

Gravesham Local Plan Core Strategy, September 2014

The Core Strategy sets out the Council's spatial vision and strategic objectives for the Borough to 2028 and the policies which will deliver them. It identifies the main areas where major change is likely to take place and allocates sites which are key to achieving the strategy.

The application site is shown as being within a **key site** (Policy CS21) in the Gravesham Local Plan Policies Map while Coldharbour Road is shown as a **local distributor** (Saved Policies T1-T5) on the highway network.

The most relevant policies from the adopted Core Strategy in relation to this development are as follows:

Core Strategy Policy CS01: Sustainable Development
Core Strategy Policy CS02: Scale and Distribution of Development
Core Strategy Policy CS07: Economy Employment and Skills
Core Strategy Policy CS08: Retail, Leisure and the Hierarchy of Centres
Core Strategy Policy CS11: Transport
Core Strategy Policy CS18: Climate Change
Core Strategy Policy CS19: Development and Design Principles
Core Strategy Policy CS21: Land at Coldharbour Road Key Site

Policy CS21: Land at Coldharbour Road Key Site indicates that development of the land at the Coldharbour Road Key Site will provide a mixed-use development in accordance with the principles set out below:

Land north of Coldharbour Road

4.8.13 This will provide a residential development of around 500 dwellings with significant open space and biodiversity improvements and the provision of community facilities, potentially including a new primary school on-site. Off road pedestrian and cycle links will be provided in the eastern part of the site as part of suite of improved links facilitating connectivity between the town centre and the A2 corridor through the site.

Land south of Coldharbour Road

4.8.14 This will provide office and light industrial development in the form of an enterprise centre/incubation space of approximately 5,050 sq. m gross with pedestrian links to surrounding developments which provide facilities for workers and visitors.

Gravesham Local Plan First Review 1994

The Gravesham Local Plan First Review was originally adopted in November 1994. A substantial number of policies of the Gravesham Local Plan First Review were saved by a Direction dated 25 September 2007 of the Secretary of State under paragraph 1 (3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 as transitional arrangements pending adoption of the Core Strategy.

Saved policies contained in the Gravesham Local Plan First Review should still be accorded significant weight, albeit that the weight accorded should be greater where policies are consistent with the National Planning Policy Framework (NPPF, paragraph 219). Those Local Plan First Review policies that remain in force are listed in Appendix 1 of the Local Plan Core Strategy. The remaining saved policies will be replaced following the adoption of the Site Allocations and Development Management Policies Development Plan Document.

The following remaining saved policies are relevant to the consideration of this application:

Policy T1: Impact of Development on the Highway Network
Policy T5: New Accesses onto Highway Network
Policy P3: Vehicle Parking Standards

Review of Local Plan

Paragraph 33 of the NPPF (2021) sets out those 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 the review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform to the National Planning Policy Framework (2021), the Council will also seek to replace these.

National Planning Policy Guidance

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) 2021 is a material consideration. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11) which means approving development proposals that accord with the development plan without delay and where there are no relevant development plan policies or where the policies are out of date planning permission should be granted unless policies of the Framework provide a clear reason for refusing the development such as where land is designated as Green Belt or any adverse impacts would so significantly and demonstrably outweigh the benefits or specific policies in the NPPF taken as a whole.

The following paragraphs are specifically highlighted as being of importance to the consideration of the application, but it should not be taken that these are the only parts of the NPPF that need to be considered. Reference to the national planning guidance is also considered in the analysis section of this report.

- Section 2, Paragraphs 7 - 14: Achieving Sustainable Development
- Section 4, Paragraphs 38 - 59: Decision Making
- Section 9, Paragraphs 104 - 113: Promoting Sustainable Transport
- Section 12, Paragraphs 126 - 136: Achieving well-designed places
- Section 14, Paragraphs 152 - 173: Meeting the challenge of climate change, flooding and coastal change
- Section 15, Paragraphs 174 - 188: Conserving and Enhancing the Natural Environment

The National Planning Practice Guidance (NPPG)

Planning Practice Guidance (<http://planningguidance.planningportal.gov.uk/>) supports and clarifies areas in the NPPF. It contains guidance on assessing housing need; design; public consultation; open space provision in new development; travel plans, transport assessments and statements in decision-taking; health and wellbeing; water supply, wastewater and water quality; light pollution; determining a planning application; the use of planning conditions and viability, amongst other things. The NPPG gives guidance on what is a material planning consideration in determining a planning application indicating that the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations.

The NPPG includes more detailed advice on the use of planning conditions (replacing the cancelled Circular 11/95). It outlines the six tests. It indicates that when used properly, conditions can enhance the quality of development and enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects of the development. The objectives of planning are best served when the power to attach conditions to a planning permission is exercised in a way that is clearly seen to be fair, reasonable and practicable. It is important to ensure that conditions are tailored to tackle specific problems, rather than standardised or used to impose broad unnecessary controls.

Supplementary Planning Guidance and other Documents

The Council has adopted a number of Supplementary Planning Guidance documents, Development Briefs and Conservation Area Appraisals. These elaborate on saved policies in the Gravesham Local Plan First Review and policies in the Gravesham Local Plan Core Strategy and are material considerations in determining planning applications.

In addition, the Council has adopted a number of documents that have been produced by Kent County Council also as Supplementary Guidance.

The following documents are relevant to the development of this site

- Kent Design Guide (SPG 5 published December 2005, adopted July 2006)
- Adopted Kent Vehicle Parking Standards (SPG 4 published in 2003 and adopted in July 2006)
- Planning Policy for vehicular accesses to classified highways (Planning Guidance Note No 6)

Consultations, Publicity and Representations

Internal Consultations

GBC Highway Development Management Officer

I have no objections to the proposed changes to the condition, the items listed in Condition 10 could easily be considered to include Kitchen furniture and associated goods.

In respect of the mezzanine a parking survey would have been preferable but if they as they say they are trading from two units locally simultaneously, any parking surveys are liable to be distorted.

Ward Councillors for Painters Ash, Woodlands and Coldharbour wards

No comments received

External Consultations

KCC Public Rights of Way & Access Service

No comments

Publicity and Representations

A site notice was displayed on site on 15 September 2022 and 18 neighbouring commercial and residential properties were notified of the application. No comments were received.

Planning Analysis and Assessment

Introduction

The application is for variation of a planning condition relating to an original application (ref 20181271) for erection of a Foodstore (Use Class A1 - Retail), for the discount food retailer Lidl, and business units, for Kier - Trade City, providing employment floorspace (to be used flexibly within Use Classes B1(c), B2 and B8 - light industrial, general industrial and storage and distribution including the provision for ancillary retail sales to facilitate specialist, trade counter operations); creation of new infrastructure including a pedestrian footway / cycleway and 'toucan' crossing on Coldharbour Road, access, car parking and servicing; hard and soft landscaping and associated retaining structures and ground works.

The original application was resolved by the Council's Regulatory Board to be permitted at its meeting on 8 January 2020 and the planning permission was eventually issued on 19 February 2020 following referral to the Secretary of State as a departure from the development plan.

The permission was subject to 45 planning conditions.

Subsequent planning applications have been submitted for approval or part approval of some of the pre-commencement planning conditions (20200476 and 20200631), both of which were approved in late August 2020. Further applications have also been submitted by both Lidl and Kier (Trade City) and

approved to discharge other conditions on the respective parts of the site.

An application in 2020 (20200649) to vary conditions 2 and 13 attached to planning permission reference number 20181271 relating to approved plans and restriction on opening hours (submitted by Screwfix) was permitted, while an application by Lidl in 2021 (ref 20210714) to vary condition 13 re opening hours was also permitted.

The development was fully built out in 2020/21 and both Lidl and the Trade City have been operating since 2021 and to date 5 of the 6 business units have been occupied or close to opening.

The current proposal seeks to operate the Unit 4 but to be able to operate as Howden's Joinery this application seeks to vary one of the original planning conditions (condition 11) to significantly enlarge the mezzanine area to meet their space requirements.

It was also originally proposed to vary condition 10 of the original permission to extend the range of goods that can be traded at the unit to meet their business/trade requirements, but this was withdrawn as it was apparent that the condition as worded would have allowed such use without the necessity to vary the condition.



Analysis of the Application

Condition 11 says:

No Mezzanines other than as shown unless details submitted, or modification or extension

11. Notwithstanding the provisions of Article 3 of and Part 7 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any Order amending, revoking and re-enacting that Order, with or without modification, and also notwithstanding section 55 (2) (a) of the Town and Country Planning Act 1990, no extension or enlargement of the retail unit and business units and no mezzanine floor shall be constructed within the units (other than as shown in the approved drawings) unless a specific grant of planning permission has been given by the Local Planning Authority

Reason: In order to ensure that any enlargement of the retail and business units may be the subject of a

separate planning application which the Local Planning Authority would wish to consider on its merits having regard to traffic generation and safety, parking demand and impact on the Gravesend town centre shopping area taking into account national planning policy in the NPPF and adopted Gravesham Local Plan Core Strategy policies CS08: Retail, Leisure and the Hierarchy of Centres, CS11: Transport and saved policies T5 and P3 of the Gravesham Local Plan First Review (1994).

The unit is already now operating as Howdens Joinery and the mezzanine installed.

Effectively the mezzanine offers additional storage for bulky equipment and goods rather than expanded floorspace. Nevertheless, there were initial concerns that the development could potentially increase traffic generation to the site and some parking congestion due to the limited allocated spaces within the site.

The GBC Highway Development Management Officer had suggested that the applicants should undertake a parking survey during trading hours at both their existing and proposed locations to determine what the current parking demand is and what spare capacity exists at Trade City, together with details of their current operation in terms of floor area and staffing, pointing out that as demand is liable to be highest during the morning when tradesmen are travelling to site or in the afternoon when they are collecting on their way home, half hourly surveys from 7am to 10 am and 2pm to 5pm, on at least two working days should be undertaken and that as Howdens in Gravesend opens at 7:30, a survey at 7am should give a good base to work from, allowing for staff to arrive.

This was put to the applicant's agents and initially agreed but subsequently they commented:

This depot is open, and trading and we would advise that the installation of the mezzanine is in order to increase the storage capacity at the premises, thereby reducing the number of deliveries required. No additional vehicle movements will occur as a result and therefore this will not increase the demand on the current parking.

The GBC Highway Development Management Officer has further commented that as Howdens are trading from two units locally simultaneously, any parking surveys are liable to be distorted and raises no highway objection.

The works are all internal and do not affect the exterior of the unit.

The development raises no other issues, and it is noted that there are no other adverse comments from the consultations or publicity given to the proposal.

Conclusions and Balancing Exercise

This planning application for a variation of condition 11 of planning permission 20181271 for the erection of a Foodstore (Use Class A1 - Retail) and business units providing employment floorspace (to be used flexibly within Use Classes B1(c), B2 and B8 - light industrial, general industrial and storage and distribution including the provision for ancillary retail sales to facilitate specialist, trade counter operations); creation of new infrastructure including a pedestrian footway / cycleway and 'toucan' crossing on Coldharbour Road, access, car parking and servicing; hard and soft landscaping and associated retaining structures and ground works; to allow the installation of a mezzanine floor, has been fully considered.

Initially it was considered that additional information ought to have been provided in terms of the impact of the development on car parking capacity and potential increases in traffic generation to the site but subsequently no highway objection has been made.

There has been no overriding consultee or 'neighbour' objections to the application, and it is considered that the application to vary the condition would not conflict with local or national policy.

It is therefore considered that condition 11 can be varied to allow the installation of a mezzanine floor in respect of unit 4 only. It is noted that the application does not indicate a suggested revised wording for the condition.

RECOMMENDATION

PERMISSION subject to conditions, reasons and informatives

Condition 11 is revised to:

No Mezzanines other than as shown unless details submitted, or modification or extension

11. Notwithstanding the provisions of Article 3 of and Part 7 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any Order amending, revoking and re-enacting that Order, with or without modification, and also notwithstanding section 55 (2) (a) of the Town and Country Planning Act 1990, no extension or enlargement of the retail unit and business units and no mezzanine floor, except in Unit 4, shall be constructed within the units (or other than as shown in the originally approved drawings) unless a specific grant of planning permission has been given by the Local Planning Authority

Reason: In order to ensure that any enlargement of the retail and business units may be the subject of a separate planning application which the Local Planning Authority would wish to consider on its merits having regard to traffic generation and safety, parking demand and impact on the Gravesend town centre shopping area taking into account national planning policy in the NPPF and adopted Gravesham Local Plan Core Strategy policies CS08: Retail, Leisure and the Hierarchy of Centres, CS11: Transport and saved policies T5 and P3 of the Gravesham Local Plan First Review (1994).

All the other remaining conditions and original informatives be re-imposed and as subsequently amended by applications 20200649 and 20210714

ADDITIONAL INFORMATIVES

14 EXTENT OF THE PERMISSION

For the avoidance of doubt, this permission has been granted under section 73 of the Town and Country Planning Act 1990 to vary condition 11 and amend the permission relating to the notification of grant of planning permission reference 20181271 dated 19 February 2020.

It does not amend any other part of the permission or discharge any of the planning conditions attached to that permission subject to those conditions still subsisting or capable of taking effect.

Either the amended planning permission or the original planning permission for the development or any other amended applications that may also have been granted permission may be implemented but the conditions on the permission chosen to be implemented must be fully complied with.

15 APPROVED DRAWINGS AND DOCUMENTS

For the avoidance of doubt, the permission to vary condition 11 in respect of Unit 4 Trade City was taken in relation to the following drawings and documents

Application Form and Certificates

Covering Letter from Redbourn Group Ltd dated 2nd September 2022

Unnumbered red line OS based plan

Drawing No 116299-101-Existing Floor Plans

Drawing No FP01_PRELIM: Proposed Floor Plan - Preliminary

Applicant's agents email dated 30 October 2022 withdrawing variation of condition 10

Applicant's agents email dated 22 November 2022 re parking and traffic generation

16 DISCHARGE OF PLANNING CONDITIONS

The applicants are advised that in respect of the amended permission hereby granted and the various planning conditions contained herein the Local Planning Authority will not expect the submission for discharge of any pre-commencement conditions relating to the development or pre-occupation conditions attached to this permission where such similar planning conditions have previously been approved and discharged relating to either the original grant of planning permission or any other amended applications that may also have been granted permission.

Case Officer:	Mr Peter Price	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	23 rd December 2022	Dated:	23 rd December 2022

File Location: H: Plan/Typing/General/Peter/Delegated Reports/Uniform - 20220982 - Delegated Report - Unit 4 Trade City Coldharbour Road Gravesend - variation of conditions re inclusion of kitchens and joinery and mezzanine floor