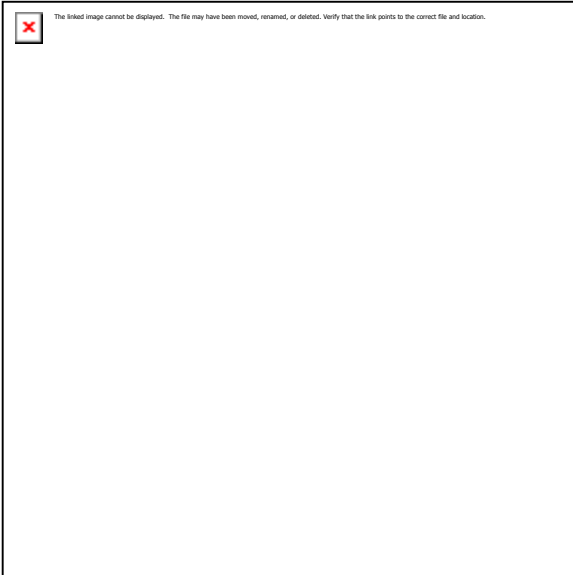




Delegated Report

Planning Application

Application no: 20220417

Location: 128 Milton Road Gravesend Kent

Description: **REVISED DESCRIPTION** Application for approval of conditions 3 and 5(i)(ii) and (iii) of planning permission reference number 20140214 relating to details of external facing materials (3) and details of noise mitigation (5).

Applicant: Mr T Duck, Manor Hayes Ltd

Site Visit Date: Desk top

Introduction

Planning permission was granted for a 'minor-material amendment to planning permission reference number 20120994 for conversion of premises into a total of 12 units comprising alterations to rear roof slope, omission of roof terraces and re-siting of rear dormer windows to facilitate internal alterations, including installation of roof-mounted photo-voltaic panels' under ref. 20140214 on 21 May 2014.

This was subject to a number of planning conditions including condition nos. 3 and 5 which this application seeks to discharge.

Consultations

Environmental Protection (Regulatory Services) – 7 July 2022

- (i) Written confirmation and associated glazing specification details have been provided confirming that the glazing meet these requirements and we therefore recommend this condition can be discharged.
- (ii) Written confirmation has been provided in the covering letter from Mr Jordan dated 14 April

- May as required by the condition such that this requirement has technically been met and can therefore be discharged.
- (iii) The Acoustic Commissioning Report dated 13 April from RBA Acoustics provides the required written confirmation that these noise limits were met over a representative weekend-long survey in April. This is reassuring news, however the report appears to focus solely on the impact of external environmental noise; there is no clear confirmation of whether the ventilation system was running throughout that period and whether the assessment therefore includes the noise from this, which suggests that it potentially was/does not. Until clarity is received on this point, this condition cannot reliably be discharged as we cannot be assured that the MVS would not give rise to exceedances of these levels, which is important given the reliance that residents will have on keeping their windows closed and utilising the MVS to enjoy suitable low noise levels and clean air.

*Further comment 07/07/2022 – Environmental Protection confirm that if confirmation is received that the ventilation system was running when the noise assessment was carried out then they would recommend discharge of part (iii).

*Additional comment 08/07/2022 – Environmental Protection confirm that part (iii) is now acceptable for discharge on the basis that at their site inspection of the premises carried out on 7 July they confirm that they could not hear the traffic or air systems in the flats.

Analysis

Condition 3

Condition 3 is as follows:

3. *Prior to the commencement of the works hereby approved details of all external facing materials, including all windows, roof lights, external doors, and details of the external access stairs and walkway system, shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall thereafter be built in accordance with these approved details.*

Reason *In order to ensure a satisfactory standard of development upon completion.*

It should be noted that condition no. 3 has previously been discharged under application ref. 20140784 but the applicant now wishes to alter the windows and has already installed new aluminium windows in a white finish replacing the original Crittel windows which were to be retained, and so condition 3 needs to be applied for again in order to apply for the change in windows.

The approved materials under ref. 20140784 are:

Brickwork - Lamb's Red Multi and Lamb's Blended Multi, laid in a Flemish bond (on front and side elevations; Weinerberger Smoked Orange Gilt Stock, laid in a stretcher bond (rear elevation only).

Tiles - Reclaimed plain tiles from existing roof to be reused, but allowing use of Redland Hedgerow Brown concrete plain tile if there is a shortage of existing tiles.

Windows - existing Crittal type windows to be re-used (re-conditioned and painted white) on the front and side elevations; white uPVC double glazed units on the rear elevation only.

Roof Windows - low profile Velux 'conservation' type window, outer frame colour to be Black or Anthracite, and the flashings will be in lead.

Coping Stones - Pennine Stone Teclite coping in profile PY05, colour 'Bath'.

Staircase and Gantry - retain the existing installation, and provide the new stairway and second floor gantry in style to match the existing, to be finished in black paint.

In respect of the windows it is stated in the letter from the agent that the original Crittel windows were rusted beyond the point of repair and also that the windows would not have met noise and thermal requirements. The original Crittel windows have therefore been removed and new white finished aluminium frames submitted to the front, side and rear elevations.

The information submitted in respect of condition no. 3 is follows:

- Application form;
- Drawing no. 17/206/01 Rev. A – Existing Elevations;
- Letter from agent dated 18 May 2022;
- Proposed New Aluminium Smart Heritage Crittal Window System to Front and Side Elevations by Maison;
- Alitherm Heritage window brochure by Smart architectural aluminium.

The aluminium windows are considered a good match for the original Crittel windows in terms of proportions, finish and overall appearance etc. There are therefore no objections to the replacement of the original Crittal windows with the white finish aluminium windows which are considered sympathetic to the building and the streetscene. It is therefore recommended condition 3 can be discharged with the new windows details.

The approved material details with the change in windows will therefore now be:

Brickwork - Lamb's Red Multi and Lamb's Blended Multi, laid in a Flemish bond (on front and side elevations; Weinerberger Smoked Orange Gilt Stock, laid in a stretcher bond (rear elevation only).

Tiles - Reclaimed plain tiles from existing roof to be reused, but allowing use of Redland Hedgerow Brown concrete plain tile if there is a shortage of existing tiles.

Windows – **white finish aluminium windows (Smart architectural aluminium Alitherm Heritage) to front and side elevations**; white uPVC double glazed units on the rear elevation only.

Roof Windows - low profile Velux 'conservation' type window, outer frame colour to be Black or Anthracite, and the flashings will be in lead.

Coping Stones - Pennine Stone Teclite coping in profile PY05, colour 'Bath'.

Staircase and Gantry - retain the existing installation, and provide the new stairway and second floor gantry in style to match the existing, to be finished in black paint.

Condition 5

Condition 5 is as follows:

5. *Prior to first occupation of any of the units hereby approved written confirmation shall be provided to the Local Planning Authority that:*
- (i) windows of minimum performance Rtr40 (Rw45) are fitted to habitable rooms facing Milton Road and windows of minimum performance Rtr32 (Rw38) are fitted to habitable rooms facing the rear of the site;*
 - (ii) the roof and external walls provide a sound reduction of at least 50dBA;*
 - (iii) the ventilation system (to be provided in accordance with details approved pursuant to condition 4) meets daytime internal noise limit of 30 dBLAeq,16hr and the night time internal noise limit of 30dBLAeq,8hr and 45dBLAMAX.*

Reason *In order to ensure the development provides sufficient noise mitigation in the interest of providing acceptable living conditions for the future occupants.*

The information submitted in pursuance of this condition is as follows:

- Application form;
- Covering letter;
- Acoustic Commissioning Report Ref. 11366.RP01.ACR.0 by RBA Acoustics;
- Sound Insulation Test Report 11366.RP01.PCT.0 by RBA Acoustics.

Environmental Protection have confirmed that sufficient information has been submitted to confirm that the windows meet the specifications set out in part (i) and that the roof and walls meet the specification as set out in part (ii). With regards part (iii) they confirm that on the basis of the information submitted together with a site inspection carried out by them at the premises, the ventilation system is acceptable in respect of noise and would not impact on future residents. It is therefore considered that sufficient information has been submitted in order to discharge condition 5 (i), (ii) and (iii) and it is recommended this condition is discharged.

Conclusion

It is considered that sufficient information has been submitted in order to discharge condition nos. 3 and 5 of ref. 20140214.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	13th July 2022	Dated:	13 July 2022