

Delegated Report

Planning Application

Application no:	20230573
Location:	Ascot Arms, Central Avenue Gravesend Kent
Description:	Application for the approval of condition 16 attached to planning permission 20220207 relating to the external lighting details.
Applicant:	Mr Adrian Doyle, Avery Healthcare Group
Site Visit Date:	N/A

Planning permission was granted for 'Demolition of the existing former public house building and redevelopment to provide a new 62 bed care home (Use Class C2) in a three-storey building together with associated access, car and cycle parking, structural landscaping and amenity space provision' on 13 July 2022 under planning application reference number 20220207. This was subject to a number of planning conditions including no. 16 which this application seeks to discharge.

Consultations

GBC Environmental Protection

The lighting details are fine. The contour plan shows that lux levels are generally 1-5lux within the site boundary. This will result in even lower lux levels at the nearby houses, so they are unlikely to be affected by the lights. The choice of luminaires is fine too – they are either low level bollard style or downward facing lamps. Again, these will minimise any light overspill.

No objection to Condition 16 being discharged.

Analysis

Condition 16 is:

Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans full details of all proposed external lighting set out in a lighting management plan 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 and no additional external lighting shall thereafter be provided on the site without the prior written permission of the Local Planning Authority.

Reason: In order to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting and in accordance Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

The information submitted in pursuance of this condition is:

- Application form; and
- Drawing no. 1873-HCL-ZZ-XX-DR-E-6000 – External Electrical Layout.

There are five different lighting types proposed as shown below:

LEGEND OF EXTERNAL LIGHTING SYMBOLS				
	REF:	SYMBOL	DESCRIPTION	MANUFACTURER
	EX1		1860lm 4000K IP65 LED BOLLARD WITH SYMMETRICAL POLYCARBONATE LENS, FLANGE PLATED, 1M IN HEIGHT. SUFFIX E DENOTES 3HR EMERGENCY VERSION.	KINGFISHER DECO BOLLARD STANDARD – DEC715 EMERGENCY – DEC715EM
	EX2		1000lm 4000K IP65 LED BULKHEAD LUMINAIRE WITH DOWNWARD LIGHT DISTRIBUTION TO REDUCE LIGHT POLLUTION, DIE-CAST ALUMINIUM BODY. SUFFIX E DENOTES 3HR EMERGENCY VERSION. MOUNTED AT 2300mm AFFL.	ANSELL LIGHTING WOLF MINI WALLPACK 8W 4000K BLACK STANDARD – AWOLF/MINI/BLK EMERGENCY – AWOLF/MINI/BLK/M3
	EX3		2250lm 15W 4000K IP66 LED COLUMN, 4M IN HEIGHT WITH ASYMMETRICAL FORWARD THROW OPTIC DISTRIBUTION TO REDUCE LIGHT SPILL.	KINGFISHER LIGHTING VIVA-CITY PRO ASYMMETRICAL FORWARD THROW OPTIC VCYP-FW70-4.3-15D
	EX4		1400lm 11W 4000K IP65 LED RECESSED DOWNLIGHT TO BE USED BENEATH CANOPIES WHERE SPACE ALLOWS.	ANSELL LIGHTING GALAXY 11W MULTILED DOWNLIGHT AGALED
	EX5		800lm 8W 4000K IP65 LED BULKHEAD LUMINAIRE WITH WHITE, STOVE ENAMELLED DIE-CAST ALUMINIUM BODY AND AN OPAL DIFFUSER.	THORN LIGHTING ESCORT – 96630597

The main lights would be the Ansell bulkhead down lights which are wall lights that would be fixed to the building itself; these would be located on all four sides of the building.

In the grounds there would be some bollards, downlighters and 4m column lighting and on the refuse storage there would be some bulkhead lighting.

The locations are on the building and in its surroundings as follows:

