



Delegated Report

Approval of Details Application

Application no: 20250448

Location: 157 Milton Road Gravesend Kent

Description: Application for the approval of condition 3 (CEMP - Construction Environmental Management Plan), condition 4 (Mechanical Ventilation Heat Recovery (MVHR) system) and condition 5 (Scaled details of new internal walls/partitions, all new internal joinery, new joinery of all new doors including architraves, secondary glazing and drawings of vents) attached to planning reference number 20240144.

Applicant: Mr Singh

Site Visit Date: N/A

Planning permission was granted for conversion of the upper floors of the property from a vacant restaurant with ancillary accommodation to 1x1 bed flats and 3x2 bed flats under application ref. 20240144 on 09 July 2024. This was subject to conditions including nos. 3, 4 & 5 which this application seeks to discharge.

The information which has been submitted in this application is as follows:

- Application form;
- Drawing no. 821-10 Rev. C – Proposed Details;
- Drawing no. 821-11 Rev. B – Proposed Secondary Glazing Details;
- Drawing no. 821-12 Rev. B – Proposed new Internal Door Details;
- Drawing no. 821-15 Rev. B – Proposed Elevations – MVHR Terminal Positions;
- Drawing no. 821-16 Rev. B – Proposed MVHR Exhaust & Intake Duct Positions & Details;
- Drawing no. 821-17 Rev. A – Proposed Door, Skirting and Architrave Details;
- Drawing no. 0580-CH-XX-XX-M-DR-1001 Rev. P02 - Typical Flat Layouts Mechanical Ventilation General Arrangement;
- Image of inside ceiling valve;

- Image of external wall terminal;
- Ventilation Unit Details;
- Image of fire rated ceiling supply valve;
- Image of fire rated ceiling extract valve;
- Image of external wall terminal;
- External Terminal Dimensions;
- Unit Performance Details; and
- Construction and Environmental Management Plan.

Superseded

~~Drawing no. 0580-CH-XX-XX-M-DR-1001 Rev. P01 – Typical Flat Layouts Mechanical Ventilation General Arrangement;~~

~~Drawing no. 821-12 Rev. A – Proposed New Internal Door Details;~~

~~Drawing no. 821-15 Rev. A – Proposed Elevations – MVHR Terminal Positions;~~

~~Drawing no. 821-16 Rev. A – Proposed MVHR Exhaust & Intake Duct Positions & Details.~~

Consultations

GBC Conservation Officer

Generally the information submitted is acceptable subject to the following:

Regarding the ventilation ducting there will be a visible duct in the level 02 kitchen to living/dining room as it has to run from cooker hob to kitchen sink area via the double height living dining room area. Could this be ducted in the adjacent Bedroom 2?

External duct cover outlets should be acid etched and painted black.

Insufficient detail for the panelled doors, skirting boards and architraves.

GBC Environmental Protection

As with the previous (refused) application, the submitted CEMP covers the requirements for Condition 3 (CEMP) in terms of noise/vibration and dust control. There is no objection to this condition being discharged. Condition 5 (joinery details etc) - the reason for this condition being attached does not fall within Environmental Health's remit.

With regards to Condition 4 (Mechanical Ventilation Heat Recovery (MVHR) system), the following comments are made:

Unfortunately, the wording of the condition does not make reference to the checklist which is a useful document for ensuring that the required information has been submitted and addressed. For ease of reference, the condition has been copied below and comments made in italics against the various parts:

Prior to commencement of the development full details of the Mechanical Ventilation Heat Recovery (MVHR) system to be installed, to include full layout plans, technical specification etc, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following: *Layout plans and technical specifications have been submitted.*

- a heat exchange unit, *Dantherm HCV 300 MVHR units are proposed and are acceptable.*
- noise attenuation *The Technical Specifications includes noise levels of duct breakout and noise from the cabinets themselves. Noise levels from the units are low (30dB at 1m) and ducts lagged with dense mineral wool lagging. This is satisfactory and no further details are needed.*
- location of air intakes, flues and all ducting *Details have been provided and these are acceptable.*
- the air intakes must be sited away from all pollution sources e.g. traffic fumes, flues, soil and vent pipes and must not bring in odour from any commercial extraction system. *The air intakes are at the side facades to the rear of the property. This is acceptable.*

The scheme as approved shall be installed prior to first occupation of any of the flats hereby permitted. The

installed scheme shall be commissioned, before occupation, by an independent ventilation engineer to ascertain if the flow rates are correct and that it is fit for purpose i.e. that it fulfils its purpose of positively pressurising the residential units so that pollution cannot enter from the roadside or any other sources and is not drawn into the property through the air system. *Flow rates have been provided on the plan and these are satisfactory. There is an additional document dated 25/04/2025 Ref CH5580 by The CAD Hub (referenced as Unit Performance Details) but it is not clear if these are just design details or an actual commissioning – can this be clarified with the applicant/agent please.*

If the above document is a commissioning report, then there is no objection to the condition being discharged. If it's not, then only the 1st part of the condition can be discharged, and a commissioning report needs to be submitted before full discharge can happen.

Analysis

Condition 3

Condition 3 is:

3. No development shall commence until a Construction Environmental Management Plan (CEMP) covering all environmental impacts of this development has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:

- a) A Dust Management Plan; and
- b) Measures of minimising the impact of noise and, if appropriate, vibration during the conversion.

The construction of the development shall adhere at all times and be carried out in full accordance with the relevant approved document or any subsequent variations that may be approved in writing by the Local Planning Authority.

Reason: To ensure that the construction of the development does not impact on the Air Quality Management Area (AQMA) or result in harm to the amenity of local residents and businesses in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Environmental Protection advise that the submitted CEMP covers the requirements for condition 3 in terms of noise/vibration and dust control and there is no objection to this condition being discharged. As such it is considered condition 3 of planning permission reference 20240144 can be discharged.

Condition 4

Condition 4 is:

4. Prior to commencement of the development full details of the Mechanical Ventilation Heat Recovery (MVHR) system to be installed, to include full layout plans, technical specification etc, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a heat exchange unit,
- noise attenuation
- location of air intakes, flues and all ducting
- the air intakes must be sited away from all pollution sources e.g. traffic fumes, flues, soil and vent pipes and must not bring in odour from any commercial extraction system.

The scheme as approved shall be installed prior to first occupation of any of the flats hereby permitted. The installed scheme shall be commissioned, before occupation, by an independent ventilation engineer to ascertain if the flow rates are correct and that it is fit for purpose i.e. that it fulfils its purpose of positively pressurising the residential units so that pollution cannot enter from the roadside or any other sources and is not drawn into the property through the air system.

Reason: In order to safeguard the living conditions of the future occupants of the residential units and in order to protect the architectural and historic importance of this grade II listed building and the character and appearance of the King Street Conservation Area in accordance with Policies CS19 and

Environmental Protection advise that the submitted details meet each of the bullet points listed in this condition. They advise that a commissioning report is also required but due to the wording of the condition it only requires full details of the system to be submitted and then following approval of those details the scheme then needs to be installed and commissioned prior to first occupation of any of the flats. It is therefore considered condition 4 of planning permission reference 20240144 can be discharged.

Condition 5

Condition 5 is:

5. Notwithstanding the approved drawings, documents and details prior to commencement of the development hereby permitted the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a) Scaled drawings and details of all new internal walls/partitions;
- b) Scaled drawings of all new internal joinery;
- c) Scaled drawings to a scale of 1:10 with 1:2 or 1:1 joinery details of all new doors including architraves;
- d) Scaled drawings to a scale of 1:10 with 1:2 or 1:1 joinery details of any secondary glazing;
- e) Scaled drawings of vents.

The development shall be carried out in accordance with the approved details prior to first occupation of any of the flats hereby permitted.

Reason: To protect the architectural and historic importance of this grade II listed building and the character and appearance of the King Street Conservation Area in accordance with Policies CS19 and CS20 Gravesham Local Plan Core Strategy (2014) and Saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).

The information as originally submitted did not include sufficient details of the panelled doors, skirting boards and architraves. The Conservation Officer did not find the proposed visible duct in the kitchen to the living/dining room at second floor level acceptable and asked if it could be ducted in the adjacent bedroom 2. There was also insufficient details of the panelled doors, skirting boards and architraves and it was stated that the external duct cover outlets should be acid etched and painted black. The agent was asked to address the Conservation Officer's comments and in response to this revised and additional drawings have been received. The ductwork in the kitchen to the living/dining room at second floor level has now been re-routed into the adjacent bedroom 2. An annotation has been added on the MVHR terminal details drawing that the terminal extracts shall be acid etched and painted black. Drawings have also been submitted of the panelled doors, skirting boards and architraves. These now show the correct level of detail and show traditional and sympathetic mouldings. Overall, therefore it is now considered that sufficient details have been submitted for the details of the internal walls, partitions, internal joinery, doors including architraves, secondary glazing and vents and condition 5 a, b, c, d & e of planning permission reference 20240144 can be discharged.

In conclusion it is considered that sufficient information has been submitted for the CEMP, MVHR system and internal walls, partitions, internal joinery, doors including architraves, secondary glazing and vents, and conditions 3, 4 & 5 a, b, c, d and e can be discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
----------------------	---------------------	---------------------	---------------------

Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	2 October 2025	Dated:	3rd October 2025