



# Delegated Report

## Planning Application

|                        |                                                                              |
|------------------------|------------------------------------------------------------------------------|
| <b>Application No:</b> | 20240804                                                                     |
| <b>Location:</b>       | North Kent Police Station, Thames Way, Northfleet, Gravesend, Kent, DA11 8DB |
| <b>Description:</b>    | Installation of air source heat pumps within a raised plant deck platform.   |
| <b>Applicant:</b>      | North Kent Police                                                            |
| <b>Site Visit:</b>     | 12 August 2024                                                               |

### Submitted Documents/Plans

- Application Form – dated 02 September 2024;
- Covering Letter from Avison Young (dated 28 August 2024);
- Supplementary Information – Noise Assessment by Sharps Redmore (ref. 2422382) (dated 20 August 2024);
- Supplementary Information – Planning Application Technical Note by Avison Young (dated August 2024);
- Supplementary Information – Drawing Issue Sheet;
- Ordnance Survey Site Location Plan (scale – 1:1250);
- Drawing no. NKP-AY-XX-XX-DR-A-0000 – Rev. P03 – Proposed Site Plan;
- Drawing no. NKP-AY-XX-XX-DR-A-0001 – Rev. P01 – Existing Site Plan;
- Drawing no. NKP-AY-XX-00-DR-M-1000 – Rev. P03 – Proposed Ground Floor Plan;
- Drawing no. NKP-AY-XX-01-DR-M-1000 – Rev. P03 – Proposed First Floor Plan;
- Drawing no. NKP-AY-XX-XX-DR-M-1000 – Rev. P03 – Proposed South and East Elevations;
- Drawing no. NKP-AY-XX-00-DR-A-1200 – Rev. P03 – Existing Ground Floor Plan;
- Drawing no. NKP-AY-XX-01-DR-A-1200 – Rev. P03 – Existing First Floor Plan;
- Drawing no. NKP-AY-XX-XX-DR-A-2200 – Rev. P03 – Existing South and East Elevations.

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                                                                                                                                                    | Decision            | Decision Date |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------|
| 20051120  | Details pursuant to outline planning permission reference number GR/2004/360 for erection of a new North Kent Area Headquarters building with associated custody suite, workshops, vehicular access and car parking for approval of the reserved matters relating to the siting, design, external appearance, means of access and landscaping. | APPROVAL OF DETAILS | 29.03.2006    |
| 20040360  | Outline application for erection of a new North Kent Area Headquarters building (approx. 8500 square metres), with associated custody suite (approx. 1500 square metres), workshops, vehicular access and car parking.                                                                                                                         | PERMITTED           | 18.02.2005    |

## **Development Plan**

### **Gravesham Local Plan Core Strategy (2014)**

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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

### **Supplementary Planning Guidance**

- SPG 4 – KCC Parking Standards (2006)
- Design for Gravesham – Design Code (2024)

## **Consultations, Publicity and Representations**

### **Internal Consultees**

GBC Environmental Protection – The Noise Assessment by Sharps Redmore submitted with the application has been reviewed. Appropriate methodology has been followed. The report recommends that the area surrounding the 4 ASHP is fitted with acoustic louvres which are 3m above the plant deck floor (details in section 4.16). An acoustic performance specification has been given for the louvres in 4.17.

With these measures in place, the noise levels of the chosen ASHPs will be acceptable at the nearest noise sensitive premises.

There is no objection to the application, but it is recommended that a condition is placed on any permission requiring the ASHPs to be installed in accordance with the details contained in the noise assessment and submitted details.

Local Ward Councillors – No comment received.

### **Neighbouring properties**

A notice was displayed on site 19 September 2024.

In addition, three surrounding properties were consulted and no representations were received. The consultation period expired 23 October 2024.

## Officer's Analysis

The North Kent Police Station (NKPS) was constructed in 2007, and is located on the southern side of Thames Way, Northfleet.



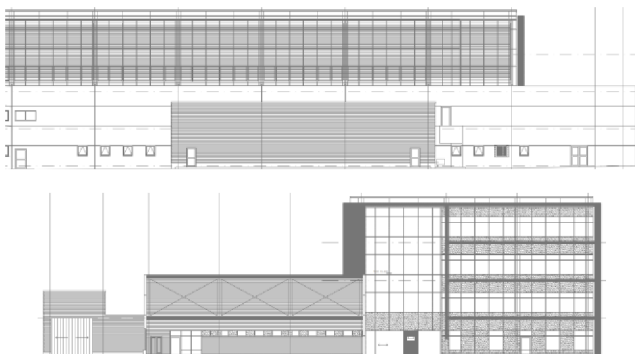
A ground source heat pump (GSHP) was installed to heat and cool the building. However since installation in October 2008, issues with leaks below ground have resulted in the GSHP being unable to meet operational needs. Due to the failure of the existing GSHP, a temporary space, heating and cooling solution has been implemented. A temporary diesel fired boiler, air cooled chiller and diesel generator have been installed on site while a permanent replacement solution is explored.

## Development Proposal

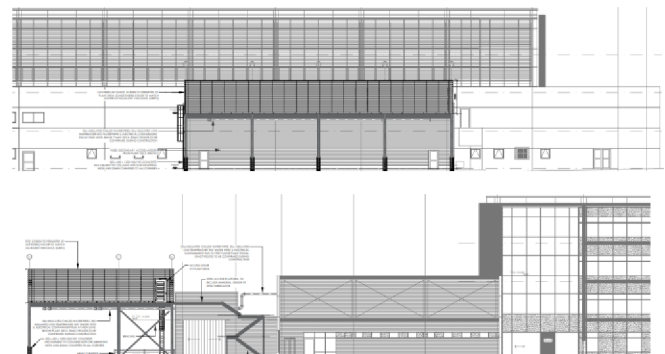
This application proposes the erection of a raised plant deck platform to accommodate 4no. new air source heat pumps (ASHPs).

The platform would be constructed on the rear of the building within a service carpark area. It would extend beyond the rear by 15.2m in depth, with a width of 28.2m. The platform would be enclosed by acoustic louvres at an overall height of 9.3m.

Existing Elevations



Proposed Elevations



## Design, Character and Appearance

Policy CS19 (LPCS) states that the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. The NPPF (2023) sets out that the creation of

high-quality buildings and places is fundamental to what the planning and development process should achieve and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

The proposed raised platform is large, but will be located on the rear of the building and is screened from views from Thames Way. It will blend in with the building itself through the use of the acoustic louvres which have a similar appearance to the existing cladding on the building. This serves to limit its visibility and prominence when viewed from the public park to the south. Therefore, in design terms the proposed platform and ASHPs are considered to be in accordance with local and national policy.

In relation to climate and energy, Policy CS18 (LPCS) seeks to reduce the overall carbon footprint of the Borough, as well as supporting stand-alone, decentralised, renewable or low carbon energy development where it is compatible with national and local plan policies. At a national level, paragraph 164 of the NPPF (2023) sets out to support the transition to a low carbon future, through energy efficient and low carbon heating improvements to existing buildings, and supports the installation of heat pumps.

The proposed ASHPs meet the aims of both the LPCS and NPPF by introducing a sustainable heating source for the building, which is currently operating on a diesel fuel system. Therefore, the proposal accords with carbon reducing goals of policy.

Overall, the proposed development is considered to be appropriately designed and located at the rear of the building to limit any impact and will reduce the carbon footprint in accordance with Policies CS18 and CS19 (LPCS) as well as Section 12 and 16 of the NPPF (2023).

#### Neighbouring Amenity

Policy CS19 (LPCS) requires new development to safeguard the amenity of neighbouring properties and land and paragraph 135 of the NPPF (2023) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

The proposed platform and ASHPs are approx. 125m from residential pitches on the Springvale gypsy and traveller site, and approx. 140m from residential properties on Waterdales. Although the ASHPs will generate noise, the supporting noise assessment concludes that the predicted noise levels will be 2dB below daytime background noise levels and will match or be below the night time background levels.

Gravesham's Environmental Protection Team have reviewed the proposal and have raised no objection to the findings of the noise assessment or technical note.

Therefore, due to separation distances and the mitigation of the acoustic louvres the proposal is considered to safeguard amenity in accordance with Policy CS19 (LPCS) and paragraph 135 of the NPPF (2023).

#### Parking and Highways

The proposed platform deck will reduce some of the service vehicle parking provision of the station, removing approx. 10 spaces. However, this does not affect the operation of the station nor result in any impact on the highway network. Therefore, the proposal is in accordance with local and national highway policy.

#### Conclusion

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

The proposed platform extension is located at the rear of the building with limited direct views from public vantage points and has been designed to blend in with the rear of the building with the acoustic louvres. The ASHPs and louvre mitigation will not impact on neighbouring amenity through noise or disturbance, and there are no parking or highway issues.

Therefore, it is recommended that planning permission is granted subject to conditions.

### **Recommendation**

Permission

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                   |                     |                                                                                     |
|----------------------|-----------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mr Ethan Bonthron                                                                 | <b>Team Leader:</b> | Mrs Faye Walsh                                                                      |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 4 <sup>th</sup> November 2024                                                     | <b>Dated:</b>       | 07 November 2024                                                                    |