

## Environmental Protection COMMENTS

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|---------------------|-------------------------------------|
| <b>Case Number</b>  | 20240942                            |
| <b>Case Officer</b> | Mrs Amanda Cue                      |
| <b>Address</b>      | 44-46 The Grove, Gravesend DA12 1DF |

|                                 |                                                                                                                                                                                                                           |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal</b>                 | Prior approval for the change of use of 44-46 The Grove from office use (Class E) to 37 residential units (Class C3) under Part 3, Schedule 2, Class MA of the General Permitted Development (England) Order 2015 (GPDO). |
| <b>Consultation Expiry Date</b> | 06 December 2024                                                                                                                                                                                                          |
| <b>Date of Response</b>         | 06 December 2024 (KM)                                                                                                                                                                                                     |

We have the following comments;

### Noise

Whilst a noise impact assessment report has been provided (ref 26800.NIA.02) it makes no mention of the Royal Mail depot directly opposite the proposed development. The postal depot will see traffic movements, collections and deliveries during unsociable hours when other background traffic noise will be minimal to absent, and this could lead to disturbances if appropriate glazing is not in place.

The report advises that the current glazing is single glazed. Whilst this would have been suitable for an office, it is very likely to be unsuitable for residential use and offer minimal insulation from external noises, such as traffic movements and other associated activities at the postal depot.

We therefore recommend that the report's recommendations under 6.0, 6.1 and 6.2 for the installation of either double glazing or secondary glazing are conditioned.

### Code of Practice on Construction and Demolition:

Please apply to prevent nuisance from noise and dust during the conversion and construction phases, occurring to nearby premises.

### Smoke Control Informative:

The proposed development is situated in a smoke control area. As such, only authorised smokeless fuels as listed in the Smoke Control Areas (Authorised Fuels) Regulations 1991 shall be burnt or fireplaces/appliances exempted by Smoke Control (Exempted Fireplaces) Orders shall be utilised. Exempt appliances are appliances (ovens including pizza and tandoori ovens, wood burners and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993. These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without emitting smoke. They must be fitted and used according to manufacturer's instructions and they can only be used for the fuel for which they are designed. When purchasing fuels and fireplaces the applicant should clarify with the vendor their suitability with respect to use

in Smoke Control Areas. For further information, including confirmation that an appliance and/or fuel is suitable for use in a smoke control area, the applicant should contact the Council's Regulatory Services [air.quality@gravesham.gov.uk](mailto:air.quality@gravesham.gov.uk)

### **Drainage/sewerage informative:**

The foul sewage shall be removed by means of the mains drainage system and not by the use of non-mains sewerage systems, unless connection to the drainage system is not reasonably practicable.

The proposed change of use would result in a substantial increase in the amount of foul waste entering the public sewer therefore we recommend that Southern Water Services is contacted by the applicant, all subsequent advice from Southern Water is followed and consent is obtained from them.

### **Contaminated Land**

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

### **Asbestos informative:**

Owing to the likelihood of the existing building containing asbestos products, the applicant should be informed to contact the Health and Safety Executive (HSE) for advice on the submission of a suitable method statement for removal. Any asbestos found on site must be removed in a controlled manner by an appropriately qualified operator. This is in the interests of safeguarding the amenity of the surrounding area and safety.