

Delegated Report

Approval of Details Application

Planning Application No: 20250733

Location: 3 Struttons Avenue Northfleet Gravesend Kent

Description: Application for the approval of condition 4 (Noise Management Plan) attached to planning reference number 20250529.

Applicant: Mr Jag Singh

Site Visit Date: N/A

Planning permission was granted for change of use from dwellinghouse to a children's residential care home (Use Class C2(b)) under application ref. 20250529 on 16 July 2025. This was subject to condition including no 4 which this application seeks to discharge.

Consultations

GBC Environmental Protection – 18 August 2025

The submitted Noise Management Plan is acceptable. There is no objection to the condition being discharged.

Officer Analysis

Condition 4 is:

4. The change of use hereby permitted shall not be occupied by any children in care until a Noise Management Plan is submitted to, and approved in writing by the Local Planning Authority. The Noise Management Plan should detail measures to deal with noise breakout from both inside the house and also use of the external areas. Procedures for dealing with any complaints should also be included in this. The development shall be carried out in accordance with the approved details and any works that are required to address the findings and recommendations of the Noise Impact Assessment shall be implemented before the first occupation of any part of the development.

Reason *In order to protect the amenity of neighbouring properties in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy September 2014.*

The information submitted in pursuance of condition 4 is:

- Management Scheme

The Management Plan sets out the following:

Purpose of Plan:

To minimise noise breakout and create a peaceful environment for children in care and neighbours.

The lease will ensure that staff and children understand their obligations when living together to ensure, as far as possible, the minimisation of disturbance to local residents by activities in and around the Home.

Although it is not anticipated that two children with their carers will generate any more noise than any other family home, we have a primary responsibility to ensure that our premises do not generate excessive noise disturbance.

The property will undergo internal works to ensure the below measures are met:

The potential sources of noise are:

- Children and Staff using the outdoor garden area.
- Occasional entertaining events such as birthdays.
- Vehicle movements and voices in the outdoor parking area.
- Other activities in or around the building

1. Internal Noise Management

Soundproofing Measures:

Windows and Doors: Install new double-glazed windows and solid core doors with acoustic seals to reduce noise transmission in areas like bedrooms and common rooms.

Flooring: Fit carpets or acoustic underlays to absorb impact noise, particularly in play areas and hallways.

Appliance Noise Reduction:

Choose low-noise appliances, such as dishwashers and washing machines, to minimize disruption.

Locks:

Locks will be placed on doors and windows to ensure safety and to manage suitable access

2. External Noise Management

Fencing:

Erect a boundary treatment to be 1.8m in height with support beams facing inwards to minimize noise escape and enhance security.

Any gates to a rear/side access will securely lockable from both sides.

This will run in line with the Kent Police Consultancy Framework.

Landscaping:

Plant dense shrubs or trees along the fencing to serve as additional sound barriers and provide a natural aesthetic.

CCTV:

CCTV will be installed in relevant areas with additional lighting at main entrances to monitor occupiers and stop any unauthorised access.

Outdoor Activities:

Schedule outdoor playtimes to minimize noise impact, ensuring activities occur during reasonable hours.

Limit use of amplified sound outdoors to ensure peace is maintained for neighbours.

3. Staff Duties

Ensure they the property like 'any normal family home' and staff will act like 'corporate parents' and will encourage the children to act as a 'responsible citizen'. This will include helping children to be considerate of our neighbours just as they would in any family home.

All children living within property will have individual Risk Management plans which will assess and action any potential risks that may be present, therefore they minimise instances where potential noise may impact upon other children, staff and neighbouring properties.

All children will have a behaviour management plan. This will set out the strategies that staff will use to manage children's behaviours. This will be followed, reviewed and updated.

Again, this will minimise instances where potential noise may impact upon other children, staff and neighbouring properties.

Ensure they actively keep noise to a minimum. Be a good role model to children. Any conversations will be discreet and will not include a loud tone of voice. Staff will not be outside the home holding discussions late at night. Ensure loud music is not played from the home at any time of the day or night

4. Noise Monitoring and Complaint Procedures

Monitoring:

Conduct routine noise level assessments, particularly after modifications to the premises or following complaints.

Complaints Handling:

Reporting System: Set up a designated contact number and email for neighbours to report noise concerns.

Response Protocol:

Acknowledge complaints within 24 hours.

Investigate issues within 48 hours, using site visits and noise measurements if necessary.

Address problems promptly, such as adjusting activities or enhancing soundproofing measures. Record Keeping:

Maintain a detailed log of complaints and responses, reviewing quarterly to identify and mitigate recurring issues.

If neighbours feel that the lease has not dealt with any noise complaint properly you can refer this to the following agencies or governing bodies:

Address: Ofsted Piccadilly Gate, Store Street, Manchester, M1 2WD Email: enquiries@ofsted.gov.uk

Telephone: 0300 123 1231

5. Implementation Timeline

Pre-Occupation: Ensure all noise mitigation measures and installations are completed before the children's home is occupied.

Ongoing Review: Conduct annual reviews of the Noise Management Plan to ensure ongoing compliance and effectiveness.

6. Approval and Compliance

Submit this plan to the Local Planning Authority for approval as part of the planning application.

Ensure adherence to all measures and compliance with local regulations before the home becomes operational.

Conclusion

Sufficient information has been submitted to discharge condition 4 of application ref. 20250529 and therefore it is recommended the condition can be discharged.

Recommendation

Approval of Details

(For detailed **conditions** and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	8 th September 2025	Dated:	8th September 2025