



Delegated Report

Approval of Conditions Application

Application No: 20240135

Location: Harjit House, 7 Wrotham Road, Gravesend, Kent, DA11 0PD

Description: Application for approval of condition 2 attached to prior approval permission reference number 20231143 relating to details of cycle storage.

Applicant: J Johal

Submitted Documents/Plans

- Application Form – dated 08 February 2024;
 - Drawing no. PL-01-7WR – Approved Basement and Ground Floor Plans (20231143) – dated 07 November 2023;
 - Drawing no. PL-02-7WR – Approved First and Loft Floor Plans (20231143) – dated 07 November 2023;
 - Drawing no. PL-03-7WR – Approved Roof Plan (20231143) – dated 07 November 2023;
 - Drawing no. PL-04-7WR – Approved Elevations (20231143) – dated 07 November 2023;
 - Drawing no. PL-05-7WR – Approved Sections (20231143) – dated 07 November 2023;
 - Drawing no. A002 – Proposed Basement and Ground Floor Plans – dated 09 April 2024;
 - Drawing no. A003 – Proposed First and Loft Floor Plans – dated 09 April 2024;
 - Drawing no. A004 – Proposed Roof Plan – dated 09 April 2024;
 - Drawing no. A005 – Proposed Elevations – dated 09 April 2024;
 - Drawing no. A006 – Proposed Section – dated 09 April 2024.
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- ~~Drawing no. PL-01-7WR – Proposed Basement and Ground Floor Plans – dated 07 February 2024 – SUPERSEDED;~~
 - ~~Drawing no. PL-02-7WR – Proposed First and Loft Floor Plans – dated 07 February 2024 – SUPERSEDED;~~
 - ~~Drawing no. PL-03-7WR – Proposed Roof Plan – 07 February 2024 – SUPERSEDED;~~
 - ~~Drawing no. PL-04-7WR – Proposed Elevations – 07 February 2024 – SUPERSEDED;~~
 - ~~Drawing no. PL-05-7WR – Proposed Section – 07 February 2024 – SUPERSEDED.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20231143	Application for a determination pursuant to Article 3, Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as to whether Prior Approval is required in respect of the proposed change of use from office to 11 Flats, internal reconfiguration and all associated works.	PRIOR APPROVAL IS REQUIRED AND APPROVED	04.01.2024

Officer's Analysis

This is an application for the approval of condition 2 attached to prior approval reference 20231143 relating to cycle storage.

Condition 2 states the following:

- 2. Notwithstanding the details on 'Drawing no. PL01-7WR ', a revised cycle storage plan shall be submitted to and approved in writing by the Local Planning Authority, located in the rear yard of the property for 11no. bicycles and shall be installed prior to the first occupation of the units hereby permitted and thereafter shall be retained permanently.*

The condition was attached to ensure that the cycle store preserved of the character Upper Windmill Street Conservation Area and adequate bicycle parking provision at the application site, in accordance with Policies CS11 and CS20 of the Gravesham Local Plan Core Strategy (2014).

The revised plans (dated 09 April 2024) have removed the cycle store from the frontage of the property and relocated this in the rear service / carpark area. This would preserve the character of the Upper Windmill St Conservation. In addition, there would be sufficient space for 14 cycles within the store and this accords with Gravesham's adopted parking standards for the number of units in the conversion.

Therefore, the proposed cycle store located in the rear would preserve the character of the Upper Windmill St Conservation Area and provide adequate cycle parking for future occupiers, and the condition can be discharged.

Recommendation

Approval of Conditions

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	11 th April 2024	Dated:	11 th April 2024