



Delegated Report

Approval of Conditions Application

Application No: 20240209

Location: Land To The Rear Of Bridge Bar And Club, 24 Stone Street, Gravesend, Kent, DA11 0NP

Description: Application for the approval of conditions 6,10 and 14 attached to planning permission reference number 20211196 relating to a suitable sound insulation assessment (6), details of all proposed external lighting (10) and impact studies of the existing water supply infrastructure shall be submitted (14).

Applicant: Mr Lakh Kallar

Submitted Documents/Plans

- Application Form – dated 05 March 2024;
- Supplementary Information – Thorne Lighting ‘Katona wall light’ manual;
- Supplementary Information – Acoustic Details Technical Note by Lustre Consulting (dated 31 July 2023);
- Supplementary Information – Mains Water Supply Technical Note by Mendick Waring limited (Rev. 01) (dated 13 November 2023);
- Supplementary Information – External Lighting – Lux Calculation Technical Note by Mendick Waring limited (Rev. 02) (dated 01 March 2024);
- Supplementary Information – Car Park Minimum Lux Level – extract from British Standard Lighting Document;
- Supplementary Information – DIALux Proposed Lighting Layout (dated 23 August 2023).

Relevant Planning History

Reference	Description	Decision	Decision Date
20231229	Application for the approval of conditions 6, 10, 14 and 16 attached to planning permission reference number 20211196 relating to details of (6) Sound insulation assessment, (10) External lighting, (14) Water supply demand and (16) Services and plant systems including roof top plant, lift overruns and ducting for ventilation systems.	REFUSAL OF DETAILS	29.01.2024
20211196	Application for a minor material amendment to planning permission reference no. 20191187 for Demolition of outbuildings, excavation of soil to form a lower ground and upper ground floor B1 use, unloading bay and refuse areas with construction floors 1 to 4 providing a total of 3no. one bedroom self-contained flats and 11no. two bedroom self-contained flats and associated external works to allow alterations to the main entrance from	PERMITTED	14.02.2022

	Rathmore Road to Athboy Road and amendments and substitution to approved plans.		
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Consultations, Publicity and Representations

GBC Environmental Protection (Regulatory Services) – Only Conditions 6 and 10 are relevant to Environmental Protection. Comments regarding these are as follows:

Condition 6 - Sound insulation - The 'Acoustic Memo' dated 31st July 2024 by Lustre Consulting has been reviewed. This provides an assessment of the acoustic suitability of the proposed floor/ceiling partition between the ground floor commercial and the flats above. An improvement over the Building Regulations Approved Document E requirement has been proposed. A 9dB improvement is proposed and a specification of the partition and also details to avoid flanking noise are proposed on pages 2, 3 and 4. This is deemed acceptable and meets the requirement for the condition.

However, Condition 6 also requires the following:

Once this scheme has been approved the necessary work shall take place and suitable confirmation of this shall be provided to the LPA prior to first occupation.

In this respect, although the proposals are accepted, the condition cannot be fully discharged until details demonstrating that the work has been completed have been submitted for approval.

Condition 10 – External Lighting - Having reviewed the submitted lighting details, this is considered to be acceptable in this location. There is no objection to the condition being discharged.

Officer's Analysis

This is an application for the approval of conditions 6, 10 and 14 attached to planning permission reference 20211196 relating to sound insulation, external lighting and water supply demand.

Condition 6 states the following:

6. *Prior to the commencement of development the applicant shall provide to the Local Planning Authority (LPA) a suitable sound insulation assessment providing details of the substantially enhanced sound insulation performance of/sound reduction achieved by the floors/ceiling between the first floor flats and ground floor B1a use. Once this scheme has been approved the necessary work shall take place and suitable confirmation of this shall be provided to the LPA prior to first occupation.*

This condition was attached to ensure that the amenity of future occupiers was safeguarded.

The application has been supported by a report from Lustre Consulting and no objection was raised by GBC Environmental Protection. Therefore, the details for sound insulation are acceptable and would provide a better than Building Regulation Requirement.

However, the condition is worded as such that confirmation should be sent to the Local Planning Authority once work is completed in accordance with the approved details, prior to first occupation. Therefore, should permission be forthcoming, an informative would be attached to highlight this is required.

Condition 10 states the following:

10. Prior to the commencement of development details of all proposed external lighting, including location, type and luminosity, for both the construction and operational phases, shall be submitted to and approved, in writing, by the Local Planning Authority. The approved lighting shall thereafter be fully installed on site prior to first occupation of any units of accommodation/ commercial use.

This condition was attached to ensure that the proposed lighting design is sympathetic to the area and not detrimental to the amenity of nearby residential properties or Conservation Area.

The application has been supported by adequate information relating to the lighting details, demonstrating compliance with the lux levels of the Institute of Lighting Engineers and in accordance with BS5489.

Therefore, there are no objections to the details relating to condition 10.

Condition 14 states the following:

14. Prior to the commencement of the development impact studies of the existing water supply infrastructure shall be submitted to and approved, in writing by, the Local Planning Authority (in consultation with Southern Water Services). The studies should determine the extent of any new additional capacity required in the system and a suitable connection point. The development shall then be built in accordance with the approved details.

This condition was attached to ensure that water supply infrastructure has capacity to cope with the additional demand of the new development.

The application has been supported by a Technical Note by Mendick Waring limited. This technical note covers impact studies of existing water infrastructure, a water load assessment and a pre-application enquiry with Southern Water, who confirmed the infrastructure can support the demand.

Therefore, there is sufficient information provided and no objections to the details of condition 14.

Recommendation

Approval of Details for conditions 6, 10 and 14 of planning permission reference 20211196.

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	23 rd April 2024	Dated:	24 April 2024