



Delegated Report

Application No: 20230749

Location: Site Of Former Police Station, 133 Windmill Street, Gravesend
Kent

Description: Application for the approval of condition 14 and 15 attached to planning permission 20220432 relating to full details of all boundary treatments, including their design, height and materials, to the development as hereby permitted, including the screening and enclosure of the proposed substation within the southwest corner of the site and full details of all proposed external lighting set out in a lighting management plan.

Applicant: Mr James Fitz-Costa, Churchill Retirement Living

Submitted Documents/Plans

Covering Letter

Application Form

Drawing no. CRL:20085GD:707 (proposed boundary treatment and external lighting)

Relevant Planning History

20220432 Demolition of existing structures on site and the erection of 75 Retirement Living apartments for older people (comprising 48 no. 1-bed and 27 no. 2-beds) including communal facilities, access, car parking and landscaping.

Approved 15 February 2023

Consultations, Publicity and Representations

Environmental Protection

Only Condition 15 relating to lighting is relevant to Environmental Protection.

Very little information has been submitted, there are no lighting contour plans for example. However, from the diagram and the details of the chosen lights themselves, it is not anticipated that lighting overspill will be an issue. The lights are either low level bollard type lights, bulkhead (downward facing) or half lantern. All are low wattage.

In view of this, there is no objection to Condition 15 being discharged.

GBC Highways Officer

I have no objections to the proposed boundary treatment but find it impossible to comment on the lighting details as insufficient information is provided. A lighting design should be submitted showing the illuminance levels on the ground. Superficially looking at the proposed equipment it is doubtful there would be a problem, but I cannot be certain

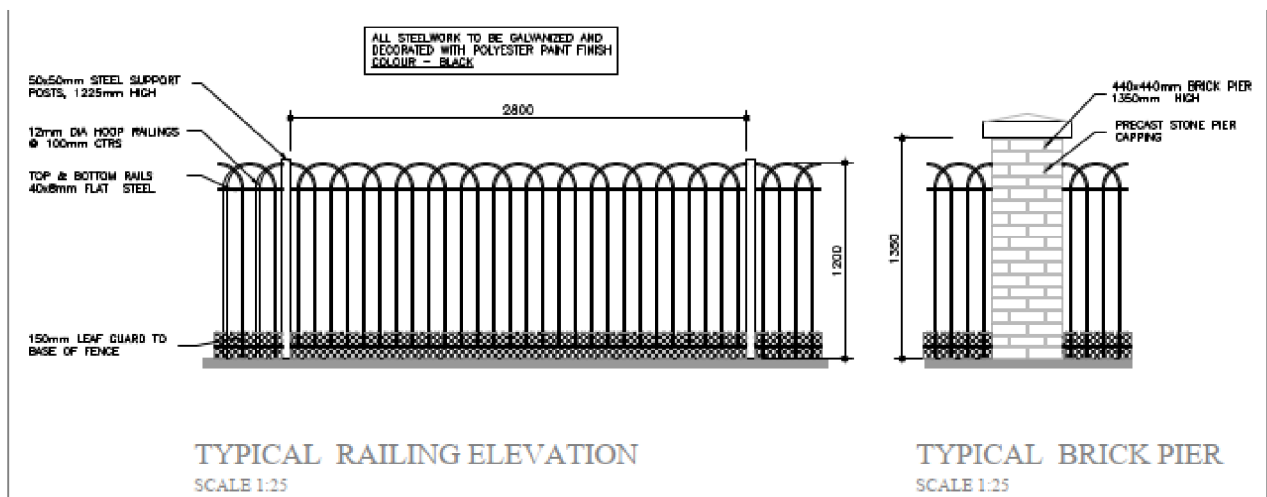
Analysis

Condition 14 of 20220432 states:

Notwithstanding the details relating to the boundary treatments as set in the application form, Design and Access Statement and approved drawings, within 6 months of the commencement of the development, full details of all boundary treatments, including their design, height and materials, to the development as hereby permitted, including the screening and enclosure of the proposed substation within the southwest corner of the site, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details before any of the apartments hereby permitted are first occupied. Thereafter and notwithstanding the provisions of Article 3 of and Class A of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any provision equivalent to that Class in any statutory instrument replacing, revoking or re-enacting that Order, with or without modification, no additional gates, fences, walls or other means of enclosure shall be erected on the site without the grant of further specific planning permission from the Local Planning Authority.

Reason: To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for future residents in accordance with Policy CS19 (Development and Design Principles) and CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy (September 2014).

The submission shows bow top railings at a height of 1.2m surrounding the site:



No details have been provided of the bricks to be used for the brick pier or the colour of the precast stone pier capping. None of the prominent surrounding buildings have bow top railings. These are not acceptable in a conservation area and will neither preserve or enhance the character and appearance of the surrounding area.

The plans show the substation to be bounded by an almost 2m high close boarded fence. This is located in a prominent location and will have a utilitarian appearance which neither preserves or

enhances the character and appearance of the conservation area.

Condition 15 of 20220432 states:

Prior to the first occupation of the development hereby permitted and notwithstanding the details shown on the approved plans full details of all proposed external lighting set out in a lighting management plan shall be submitted to and approved, in writing, by the Local Planning Authority. The external lighting as approved shall be carried out in accordance with the approved details before the first occupation of the development and no additional external lighting shall thereafter be provided on the site without the prior written permission of the Local Planning Authority.

Reason: In order to ensure the development does not cause harm to local amenity by reason of the installation of intrusive lighting and in accordance with Policy CS19 (Development and Design Principles) and CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy (September 2014).

The applicant has provided details of three types of lighting (bollard lighting, lamp posts and bulkhead lighting) and a plan showing their proposed location:

HALF LANTERN 	BOLLARD 	BULKHEAD 
 HALF LANTERN - Main Entrance ASD Lighting Colour Temperature : 2700k Power : 5.5W Delivered Lumens : 470 lm Wall mount, Black colour finish Vandal resistant polycarbonate body and diffuser. Simple installation. Shatter-proof polycarbonate detector. Designed to BS EN 60598, IP44 / IK10.	 BOLLARD LIGHTS ANSELL LIGHTING AME27076BL Monza 750mm 100W Black Die-cast extruded aluminium bollard with external louvred head Textured black powder coat finish Lamp Type - E27 IP Rating - IP44 Class Protection - 1 Surface Mount Width 160mm Height 750mm Lamped - Philips LED Bulb - E27 5.5W 2700k 470lm	 BULKHEAD LIGHTS Channel - Meteor LED IP65 Bulkhead • Product Code: E/BKM3/LED/IP65 • Light source: LED • Power consumption: 3W • Lumen output: 52 lm • Material: Polycarbonate diff user and body • IP Rating: IP65 • Maintained with 3 hour emergency backup

The proposed half lanterns, in terms of appearance within a conservation area, are not traditional in appearance however, they are mostly located within the site where they will not be readily visible. Likewise, the bollards are low level and not great in number. The bulkhead lighting is located at the entrances and is typical of new buildings. Again, there are not many of these and, on balance, are considered acceptable. This condition could be discharged however, as condition 14 is not discharged, the whole application has to fail.

Recommendation:

The proposed railings proposed to surround the site and the close boarded fencing to surround the sub-station, due to their utilitarian appearance, will neither preserve or enhance the character of the surrounding Conservation Area and do not relate well to other boundary treatments within the vicinity. Condition 14 cannot be discharged and the proposal is therefore contrary to Policies CS19 and CS20 of the Gravesham Core Strategy 2014, Policy TC3 of the Gravesham Local Plan 1994 and Section 16 of the National Planning Policy Framework 2023.

See draft Decision

Case Officer:	Team Leader: Richard Hart
Signed: 	Signed: 

Dated: 20 March 2024	Dated: 7th May 2024