



Delegated Report

Full Planning Application

Planning Application No: 20211347

Location: Warren Hastings Court Clifton Marine Parade Northfleet Gravesend

Description: Application for the installation of windows and doors to the ground floor in support of prior approval application (20211359).

Applicant: Mr T Billings

Site Visit Date: 11 November 2021

Submitted Documents/Plans

Application for planning permission form;
Drawing no. DHA/14980/01 Proposed site location plan;
Drawing no. DHA/14980/04 Existing northern and eastern elevations;
Drawing no. DHA/14980/05 Existing western and southern elevations and cross section;
Drawing no. DHA/14980/11 Proposed ground floor layout;
Drawing no. DHA/14980/12 Proposed northern and eastern elevations;
Drawing no. DHA/14980/13 Proposed western and southern elevations and cross sections;
Drawing no. DHA/14980/14 Existing block plan;
Drawing no. DHA/14980/15 Proposed block plan; and
Emails from the agent dated 04 and 20 January, 10 February and 01 March 2022.

Relevant Planning History

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
20211359	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 of the two ground floor units (Class E Commercial and Business Services) to 4 residential units (Class C3 (dwellinghouses))	Pending consideration	
20080925	Continued use of part of the warehouse as retail shop.	Permitted	08.12.2008
19800719	Erection of three storey building comprising warehouse at lower level with 8 no flats over at ground	Permitted	16.09.1980

and first floor level incorporating
car park at rear

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Policy for Listed Buildings
- TC3 – Development Affecting Conservation Areas

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- Section 16 – Conserving and Enhancing the Historic Environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006)

Other documents

- Lansdowne Square Conservation Character Appraisal 2009

Consultations, Publicity and Representations

GBC Conservation Officer

The introduction of a live frontage will enhance the appearance of this bland and sterile frontage. Subject to agreeing the type of window/door (manufacturers details) to be introduced there are no adverse comments in respect of heritage setting.

GBC Environmental Protection Team, Regulatory Services

Noise – doors and windows:

The provision of doors and windows to this development must be in accordance with the conclusion and recommended mitigation measures in the noise impact assessment from MRL acoustics (ref MRL/100/1749.1v1) dated June 2021. This includes the absence of trickle vents etc.

Insufficient detail was included in this application for it to be ascertained if the doors and windows meet the requirements of the mitigation proposals. Therefore the applicant is advised to provide additional detail so as to demonstrate the windows and doors meet the requirements of the noise mitigation scheme

recommended in the noise impact assessment.

Neighbouring properties

The application was publicised by a newspaper advertisement, a site notice and to 59 neighbouring properties by letter. No representations have been received. The overall consultation date expired on 17 December 2022.

Officer's Analysis

Background

Prior approval application reference 20211359 relates to the proposed change of use of the two ground floor units at the application site to four residential units and is likely to be permitted. This application has been submitted in support of prior approval application 20211359 and relates only to the installation of windows and doors to the ground floor of the application building.

The proposal seeks to install ten new windows in the northern elevation (four of which would include obscure glazing), nine new windows in the eastern elevation and one new window in the southern elevation of the application building.

Design, Character and Appearance

The application site is located immediately adjacent to the Lansdowne Square Conservation Area and is opposite the listed remains of Rosherville Pier. The proposed development would result in an improvement to the visual amenities of the ground floor of the building (replacing unsightly roller shutter doors with domestic fenestration and ensuring that the fabric of the building is maintained). The GBC Conservation Officer has not raised an objection to the proposal but requires manufacturer's details of the proposed windows/doors to be submitted for approval.

Therefore it is considered that subject to the approval of details by condition, the proposed development would be in keeping with the existing building and would not be detrimental to the character or appearance of the adjacent conservation area or listed building. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T2 and T3 of the Gravesham Local Plan First Review November 1994.

Amenity of Future Occupiers

Details submitted with prior approval application reference 20211359 include a Noise Impact Assessment for the proposed residential units at the application site. This document indicates that the application site is exposed to moderate levels of environmental noise during the day and at night and recommends a noise mitigation scheme (including upgraded glazing and acoustically treated mechanical ventilation) for the proposed dwellings.

GBC Environmental Protection do not raise an objection to 20211359 or to this proposal, provided that the recommendations set out in the noise impact assessment are complied with and that further details of the proposed windows and doors are submitted for approval. A condition and informative can be attached to any planning permission granted, which require this. Subject to these, it is considered that the proposed development would provide an adequate standard of living for future occupiers and the proposed window and door arrangements would be acceptable.

Details submitted with prior approval application reference 20211359 include a Daylight and Sunlight Assessment for the proposed residential units at the application site. This document indicates that all the proposed units would have levels of daylight that comply with BRE requirements. However only Unit A would have levels of sunlight that comply with BRE requirements and Units B to D would have inadequate levels of sunlight.

It should be noted that the main façade of all the proposed units would face north, with only Unit A having a side elevation where windows would be provided facing south and east. As such, there is limited access to sunlight due to the orientation of the building, which could not be overcome by amendments to the

proposed window/door arrangements.

GBC Private Housing has not raised an objection to application 20211359 but considers that it would be appropriate to install a hybrid lighting solution, incorporating LED daylight up-lighting, to overcome the deficiency in natural light. A condition can be attached to the prior approval application, if granted, which requires the submission and approval of an appropriate lighting scheme. Subject to this condition, it is considered that the proposed conversion would provide an adequate standard of living for future occupiers and the proposed window and door arrangements would be acceptable.

The northern elevation of the application building immediately fronts the public highway (the pavement of Clifton Marine Parade) and future residential occupiers would be subject to overlooking from users of the pavement into proposed new windows in that elevation, to the detriment of their residential amenity. Whilst some loss of privacy could be considered acceptable in proposed lounges, it would not be acceptable for proposed bedrooms. Therefore in order to mitigate against adverse overlooking impacts, the proposed bedroom windows would either be located above 2.1 metres height or be obscure glazed up to at least 2.1 metres height. Subject to this arrangement being permanently retained (by a condition attached to any planning permission granted) it is considered that the window arrangement for the northern elevation would provide an adequate standard of living for future occupiers.

The application building is located immediately adjacent to two commercial properties. These properties have pedestrian access, which runs alongside the eastern and southern elevations of the application building. The proposed development would result in a total of ten windows being located in the eastern and southern side elevations. These windows would serve the dining area, kitchen area, bathroom, bedroom 2 and hobbies/office room of the proposed two bedroom residential unit. Due to the location of adjacent pathway, the future residential occupiers would be subject to overlooking from its users. Therefore mitigation (such as obscure glazing or the use of high level windows) to overcome a loss of privacy would be required. Mitigation details can be provided subject to a condition attached to any planning permission granted. Subject to this condition, it is considered that the proposed window arrangement for the eastern and southern elevations would provide an adequate standard of living for future occupiers.

Overall the proposed development would not be detrimental to the residential amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

The closest residential properties to the application site are located at nos. 01 to 08 Warren Hastings Court, which are located on the upper floors of the application building. A number of commercial properties are located to the east of the application site.

Due to the layout and orientation of the surrounding residential properties, there would be no adverse overlooking impacts from any proposed windows or doors to surrounding occupiers. As such, the proposed development would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Suggested conditions

Time Limit

Development in accordance with the approved plans

Submission and approval of window and door details pre-commencement

Obscure glazing for bedroom windows on northern elevation

All windows non-openable

Implementation with prior approval reference 20211359

Conclusion & Recommendation

The proposed development would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	1st March 2022	Dated:	03 March 2022