



Delegated Report

Approval of Conditions Application

Application No: 20250653

Location: 2 Milton Road, Gravesend, Kent, DA12 2RE

Description: Application for approval of condition 8 attached to planning permission reference number 20240739 relating to a scheme of air quality mitigation.

Applicant: Mr Rajwinder Singh

Submitted Documents/Plans

- Application Form – dated 26 June 2025;
- Supplementary Information – Email from agent response to Environmental Protection (dated 28 August 2025);
- Supplementary Information – Overheating Assessment Report (Ref. P479-R1);
- Drawing no. (24)06/04/PL01 – Rev. E – Proposed Plans and Elevations;
- Drawing no. P479(57)01(--)001 – Rev. P2 – Ventilation Services First Floor Layout;
- Drawing no. P479(57)LP(--)001 – Rev. P2 – Ventilation Services Loft Plan Layout.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240739	Erection of a ground floor rear extension and conversion of the first and second floor to create a two bedroom self-contained flat, erection of front and rear dormer windows, alterations to the shop front and insertion of a new timber sash window on the front elevation.	Permitted	06.03.2025

Consultations, Publicity and Representations

Internal Consultees

GBC Environmental Protection –

- *First Comment (07 August 2025)* – The submitted Overheating Assessment has been undertaken in accordance to meet the requirements of the Noise Impact Assessment and provide an alternative means of ventilation to opening windows. This also addresses the air quality mitigation. However, the set up of mechanical ventilation for air quality is a bit different to ‘normal’ mechanical ventilation used for overheating in that the pressure needs to be positive in order to prevent polluted air being drawn into the property.

Condition 8 requires the following and comments have been made in bold against each part/requirement:

The applicant must submit a scheme of air quality mitigation for approval which should include the

installation of an air system (or air systems) which positively pressurises all relevant residential units i.e. brings in more air than it extracts so that no air seeps into the residential unit through the fabric of the building or doors when people are entering and leaving etc. This requirement applies to the rooms on the first and second floor roadside. It needs to be clearly demonstrated that the scheme will be positively pressurised.

The scheme must include the following:

- A heat exchange unit; An MVHR unit is to be installed, but the type hasn't been specified. This information is needed.
- Noise attenuation; Inline attenuators and acoustic duct wrap are to be installed – this is acceptable.
- Must bring in air from the upper most and furthest point away from the source of pollution i.e. the traffic on Milton Road; Intakes are to the rear – this is acceptable.
- Must be sited away from other pollution sources e.g. flues, soil and vent pipes and must not bring in odour from any commercial extraction system; and
- Windows to the affected rooms on the 1st and 2nd floors shall not have trickle vents and shall be fixed shut. This needs to be proven/demonstrated.
- The applicant will be provided with the checklist of points that must be considered and included in the scheme and which must be adequately demonstrated to the Local Planning Authority by the submission of required information, plans, commitments etc. in order for the scheme to be approved. A checklist hasn't been submitted. Our standard check list will be sent separately to the planning officer for forwarding to the applicant/agent in case they haven't received one.

Based on the submitted information, we are unable to recommend discharge of the condition at this time.

- *Second Comment (20 October 2025)* – The information demonstrates that the condition has been satisfactorily addressed and there is no objection to the condition being discharged. The agent should however be advised that whilst the overheating report advises that the windows will be fixed shut, this must be done, and Environmental Health do carry out 'spot checks' to premises such as these to make sure that windows remain fixed shut.

Officer's Analysis

This application seeks to discharge condition 8 (air quality mitigation) attached to planning permission reference 20240739.

Condition 8 states:

8. *The applicant must submit a scheme of air quality mitigation for approval which should includes the installation of an air system (or air systems) which positively pressurises all relevant residential units i.e. brings in more air than it extracts so that no air seeps into the residential unit through the fabric of the building or doors when people are entering and leaving etc. This requirement applies to the rooms on the first and second floor roadside. The scheme must include the following:*

- *A heat exchange unit;*
- *Noise attenuation;*
- *Must bring in air from the upper most and furthest point away from the source of pollution i.e. the traffic on Milton Road;*
- *Must be sited away from other pollution sources e.g. flues, soil and vent pipes and must not bring in odour from any commercial extraction system; and*
- *Windows to the affected rooms on the 1st and 2nd floors shall not have trickle vents and shall be fixed shut.*

The applicant will be provided with the checklist of points that must be considered and included in

the scheme and which must be adequately demonstrated to the Local Planning Authority by the submission of required information, plans, commitments etc. in order for the scheme to be approved.

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

The application has been supported by an overheating assessment report with plans and elevations setting out the proposed ventilation. These have been reviewed by Gravesham's Environmental Protection Officers, and following the submission of additional explanation, have raised no objection.

Therefore, it is considered that sufficient information has been submitted to approve condition 8.

Conclusion

The application has been supported by sufficient information to approve condition 8 (air quality mitigation).

Recommendation

Approval of Condition

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	03 November 2025	Dated:	4th November 2025