

Delegated Report

Approval of Details Application

Application no:	20260486
Location:	Scouts Hall Hampton Crescent Gravesend Kent
Description:	Application for the approval of condition 7 (Noise Management Plan) attached to planning reference number 20250130.
Applicant:	31st Gravesend St Aidans Scout Group
Site Visit Date:	N/A

Planning permission was granted for the provision of a new modular-built scout and community facility to replace the existing building on-site, including associated landscaping and parking areas under application ref. 20250130 on 06.11.2025. This was subject to a number of conditions including condition no. 7 which this application seeks to discharge.

The information that has been submitted in pursuance to this condition is:

- Application form; and
- Noise Management Plan April 2026 by Environmental Assessment Services Ltd, Report Reference 908/YouthHubs/31stGravesendStAidansScoutHut/NMPm.

Consultations

GBC Environmental Protection

Whilst the submitted document doesn't include a full BS4142 assessment, I am prepared to accept it as does indicate that due to distance levels from the plant will be acceptable and in accordance with our requirements. In addition, the hours the equipment will be used are daytime only.

There is no objection to this condition being discharged.

Analysis

Condition 7 is as follows:

7. Prior to the operation of any plant/equipment associated with the use, a noise impact assessment shall be carried out and submitted to the LPA for approval demonstrating that:

The rating noise from fixed building services/mechanical plant/equipment, including any air systems, associated with the development shall be at least 10dB below the existing LA90 background level at the nearest noise sensitive receptors (i.e. dwellings) when measured and assessed in accordance with BS4142:2014+A1:2019.

Reason: In order to protect the amenity of neighbouring properties in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

The report highlights how the plant/equipment at the proposed site includes three, wall mounted, low energy consumption, air cooling units on the east and south elevations of the building, two compact roundflow cassette, air discharge units on the western elevation and two internally located heat recovery ventilation system units with external vents on the northwest corner of the building and the southern elevations and the noise emissions would be as follows:

NOISE SOURCES PLANT/EQUIPMENT

Item of plant / equipment	Location	Sound Power Level (dB _(A))	Sound Pressure Level @10 m (dB _A)
Daikin low energy consumption air cooling units (RXP20N9)	East and south elevations of building	60	47
Daikin compact roundflow cassette air discharge units (RXM50A8)	West elevation of building	62	49
Daikin heat recovery ventilation units (VAM 1000J)	Northwest corner and southern elevation of building		24
Solax X1 – Boost G4 Inverter for solar panels	Eastern façade of building		25

It states the nearest noise sensitive receptors to be as follows:

No.	Receptor	Distance and direction from the nearest ventilation equipment	Existing potential attenuation to noise
1	Residential receptors at 168 Hampton Crescent	10.14 m north of the building	2 m wooden slat fence and 2 m brick wall
2	Residential receptors at the flats in St Gregorys Court	28.00 m east of the building	Hampton Crescent public highway
3	Residential receptors at The Vicarage	27.31 m south of the building	Wooden slat fence 2 m and foliage in the garden of the receptor dwelling
4	Residential receptors at 50-80 St Benedicts Avenue	19.12 m west of the building	Sloping bank and 2 m brick wall with wooden gate to the receptor's yards

It states that noise emissions will largely come from the operation of the mechanical ventilation system external units located on the east, south and west elevation of the building, facing towards the residential receptors in St Gregory's Court, The Vicarage and St Benedicts Avenue respectively.

Control measures proposed are:

- Models of ventilation systems with a quiet noise output have been chosen;
- The Noise Management Plan will be re-evaluated yearly and additionally should any of the plant/equipment be replaced with different models;
- Replacing old/faulty equipment;
- Ensuring any acoustic enclosures on plant/equipment are kept closed; and
- Complaints will be recorded in a log giving date and origin of complaint, nature of complaint, responsibility for responding to the complaint and whether a response has been initiated and the site manager will investigate the complaint with regard to the origin, validity and seriousness of the complaint. Further advice may be sought, action taken if required and complaint responded to.

GBC Environmental Protection advise that whilst the submitted document doesn't include a full BS4142 assessment, they are prepared to accept it as it does indicate that due to distance levels from the plant it will be acceptable and in accordance with their requirements. They also note that the hours are day time only.

Conclusion

It is considered that sufficient information has now been submitted for the discharge of conditions 7 of planning permission reference number 20250130.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	3rd July 2026	Dated:	3rd July 2026