



Delegated Report

Planning Application

Application no: 20220413

Location: ATN Partnership 142 - 143 Parrock Street Gravesend Kent DA12 1EY

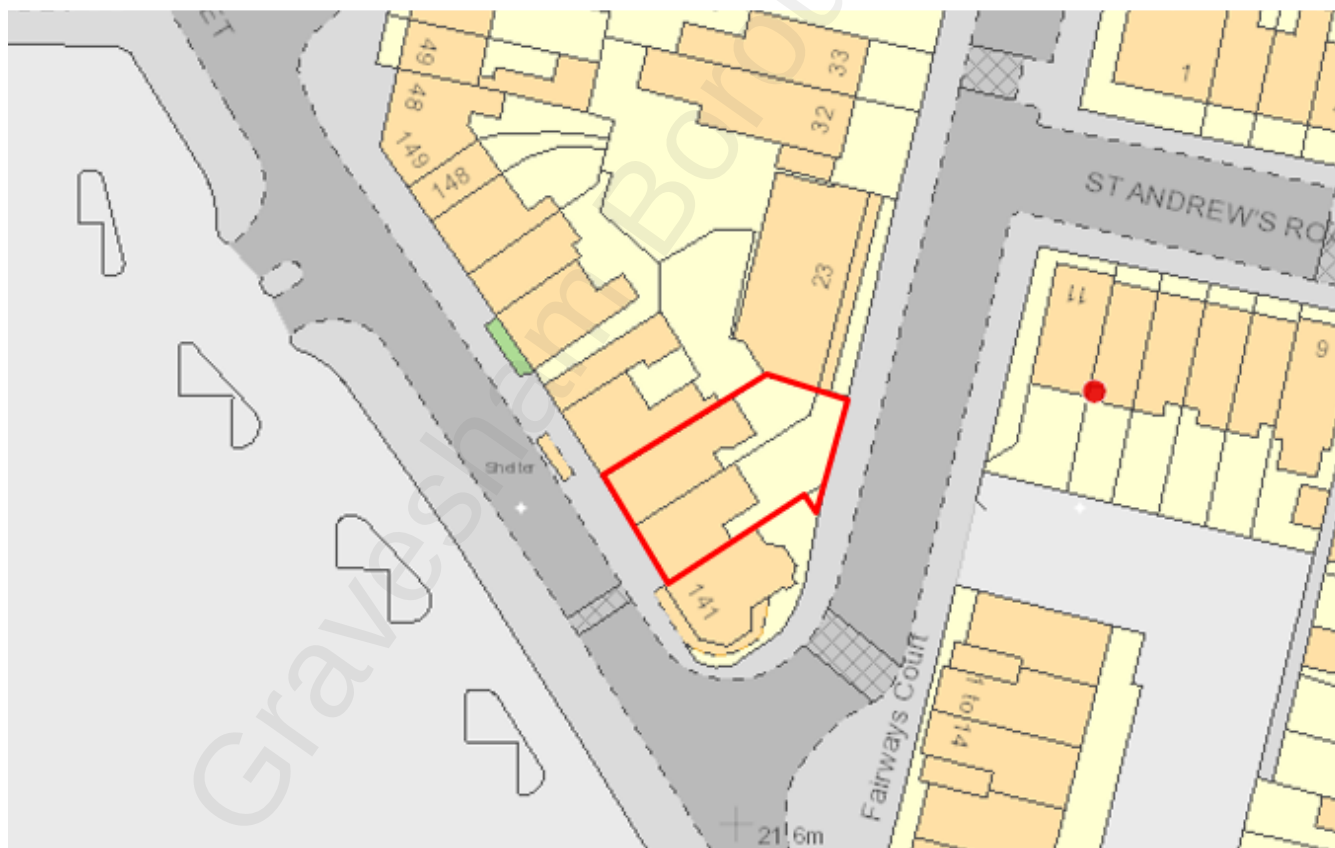
Description: Erection of first floor rear extension to provide space for a conference room.

Applicant: ATN Partnership

Site Visit Date: 27 April 2022

Description of the Application Site and Surroundings

142 and 143 Parrock Street are adjoining two storey commercial premises on the east side of Parrock Street within the town centre and opposite the Parrock Street Council open air car park.



The buildings are in use as one unit on the ground floor as ATN Partnership (Chartered Accountants) but was formerly EKP Ltd/ Bosch Power Tool Centre.

This pair of buildings are set between a three/four storey building to the south on the corner of Parrock Street and The Grove (141 Parrock Street) recently refurbished as KSA Business Recovery offices but now in residential use as flats and a three-storey building to the north in use as a veterinary surgery (Medivet).

The buildings have a modern shopfront with facing brickwork above and a tiled roof. There are front dormers in the roofspace. The rear is rendered and painted and there is a large forecourt at the rear used for parking with access on to The Grove.



The offices currently operate Monday to Friday from 8.00 to 16.00 hours. There is a visiting public

reception area at ground floor and storage and facilities at basement level. There is a leasehold flat over part of the first floor (142A Parrock Street) with entrance from Parrock Street. The flat has a rear parking space.

To the north and adjoining the site in The Grove is Fairways Plumbing in a single storey building. To the east, opposite the rear of the building, is Fairways Court a newer development of 4 storey flats.

Parrock Street (C4) is a main route into the town centre and a bus route. There are double yellow lines outside the building and a bus shelter and bus stop.

Planning History

Ref No	Description and Site	Decision	Date
19920143	Erection of single storey infill extension at the rear to form toilet accommodation	Permission 01.04.1992	
19920461	Continued use of the first and second floors as a self-contained flat with a car parking space at the rear.	Permission	04.09.1992
19940634	Change of use of the ground floor from betting shop to a restaurant.	Withdrawn	10.04.1995
19970026	Change of use of ground floor and basement from betting shop to a two-bedroom self-contained flat, involving demolition of toilets at rear and construction of an external staircase at rear.	Withdrawn	15.04.1997
19990651	Retention of alterations to front elevation involving removal of door and window at ground floor level.	Permission	15.11.1999
20171023	Installation of new shop front.	Permission	03.04.2018
20171305	Subdivision of retail shop unit (A1) into two retail shop units (A1).	Permission	03.04.2018
20180989	Change of use from (A1) shop to (A2) financial and professional services, installation of two new shopfronts, alterations of the height and roof design of the existing rear porch extension and erection of a rear fire enclosure and replacement boundary fencing.	Permission	01.03.2019

Proposal

This planning application proposes the erection of a first-floor rear extension to provide space for a conference room for the ATN Partnership (Chartered Accountants).

Submitted Plans and Documents

Application Form and Certificates

Drawing No 001 Rev B: Site Location Plan, Existing and Proposed Block Plans

Drawing No 002 Rev A: Existing Floor Plans

Drawing No 003 Rev A: Proposed Floor Plans

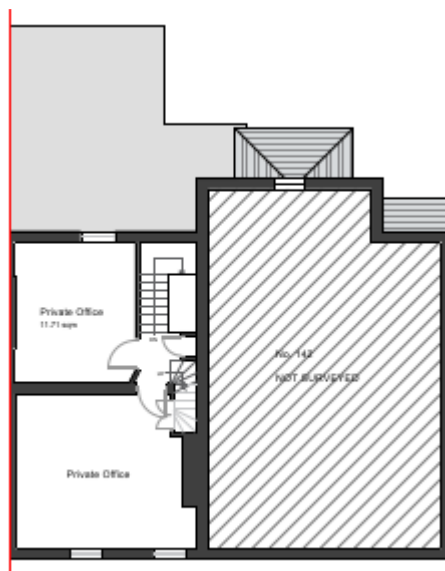
Drawing No 004 Rev A: Existing Elevations

Details of the Development

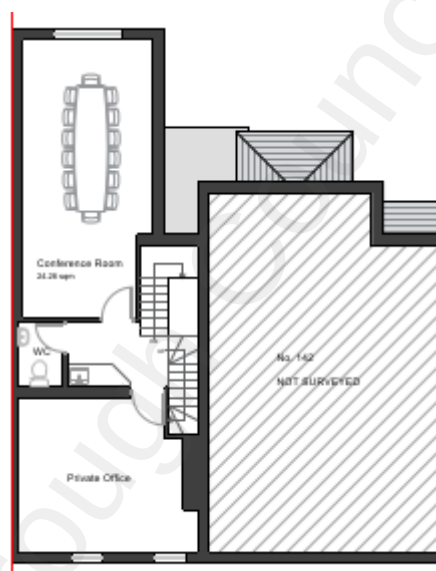
The proposed extension will be built on top of an existing single storey flat roofed rear addition and will extend out 5.3m from the existing main rear wall of the building and will be 3.9m wide. It will be constructed of grey render and facing bricks to match existing and roof tiles to match existing.

The net additional gross internal floorspace is stated as being 18.2m². The floorspace is intended as a conference room.

The plans below show the existing and proposed first floor plans



Existing First Floor Plan



Proposed First Floor Plan

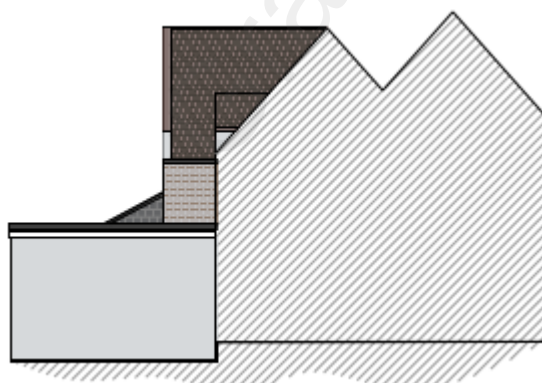
Also below are the existing and proposed rear and north-west (side) elevations



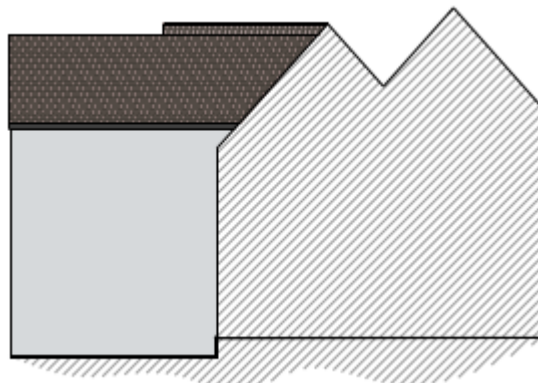
Rear Elevation



Rear Elevation



North-West Elevation



North-West Elevation

Development Plan and other related Planning Policies and Guidance

The Development Plan for Gravesham currently comprises:

- *The Gravesham Local Plan Core Strategy and Policies Map (September 2014)*
- *Remaining Saved Policies in the Gravesham Local Plan First Review (November 1994), and*
- *The Kent Minerals and Waste Local Plan 2013 - 2030 (July 2016, revised 2020)*

Local Planning Guidance

Gravesham Local Plan Core Strategy, September 2014

The Core Strategy sets out the Council's spatial vision and strategic objectives for the Borough to 2028 and the policies that will deliver them. It identifies the main areas where major change is likely to take place and allocates sites which are key to achieving the strategy.

The application site is shown as being within the **urban area** (Policy CS02), and just within the **town centre opportunity area** (Policy CS05) and within saved **Area Policy** (Policy AP2) in the Gravesham Local Plan Policies Map. It is also fronting on to a **local distributor road** (Saved Policies T1-T5)

The following development plan policies in the Gravesham Local Plan Core Strategy are of relevance to this planning application:

Core Strategy Policy CS01: Sustainable Development
Core Strategy Policy CS02: Scale and Distribution of Development
Core Strategy Policy CS05: Gravesend Town Centre Opportunity Area
Core Strategy Policy CS07: Economy, Employment and Skills
Core Strategy Policy CS08: Retail, Leisure and the Hierarchy of Centres
Core Strategy Policy CS11: Transport
Core Strategy Policy CS18: Climate Change
Core Strategy Policy CS19: Development and Design Principles

Gravesham Local Plan First Review 1994

The Gravesham Local Plan First Review was originally adopted in November 1994. The following remaining saved policies are relevant to the consideration of this proposal:

Policy T1: Impact of Development on the Highway Network
Policy T2: Primary and District Road Network
Policy P3: Vehicle Parking Standards
Policy AP2: Parrock Street

Saved Policy AP2 states:

In the area shown on the Proposals Map, proposals which continue to provide small low overhead premises for shops and non-office services will be acceptable in principle along the frontage of Parrock Street, provided they do not adversely affect residential properties or traffic conditions in Parrock Street. Offices will generally be acceptable on upper floors but will be resisted at ground floor level unless there is a serious decline in the use of shopping premises in this area.

Review of Local Plan

Paragraph 33 of the NPPF (2021) sets out those 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 the review 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 a sufficient land supply exists to

meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Gravesham Local Plan Regulation 18 Stage 2 Consultation Part 2: Draft Development Management Policies Document October 2020

The Council published in 2020 a Regulation 18 (stage 2) consultation on its proposed Development Management Policies Document, replacing the 2018 Stage 1 version, which will in due course form part of and update the Gravesham Local Plan. Under paragraph 48 of the NPPF, policies in this document may be accorded weight in the decision-making process with this varying according to its stage of preparation; the extent to which there are unresolved objections; and the degree of consistency of policy with those in the Framework. As the Development Management Policies Document is at an early stage and the fact that the consultation has only recently concluded, the policies therein should, at this stage, be given very limited weight. It should be noted, in any event, that many of the relevant policies reflect those set out in the Framework and for the purposes of this planning application these should be relied on instead.

The following draft policies from the Regulation 18 (Stage 2) Development Management Policies Document (2020) show the direction of travel the Council is going and are considered as being relevant to the consideration of this application albeit the weight that these emerging policies may be accorded at this stage is very limited.

Proposed Policy RE 1: Shopping Frontages in Gravesend Town Centre
Proposed Policy INF 2: Transport Design Principles
Proposed Policy INF 3: Understanding and Mitigating Transport Impacts
Proposed Policy AM4: Daylight and Sunlight within New Development

National Planning Policy Guidance

The National Planning Policy Framework (NPPF)

The following paragraphs in the National Planning Policy Framework (NPPF) July 2021 are specifically highlighted as being of importance to the consideration of the application proposals, but it should not be taken that these are the only parts of the NPPF that need to be considered. Reference to the national planning guidance is also considered in the analysis section of this report.

Section 2, Paragraphs 7 - 14: Achieving sustainable development
Section 4, Paragraphs 38 - 59: Decision Making
Section 9, Paragraphs 104 - 113: Promoting Sustainable Transport
Section 12, Paragraphs 126 - 136: Achieving well-designed places
Section 14, Paragraphs 152 - 173: Meeting the Challenge of Climate Change, Flooding and Coastal Change
Section 15, Paragraphs 174 - 188: Conserving and Enhancing the Natural Environment

The National Planning Practice Guidance (NPPG)

Planning Practice Guidance (<http://planningguidance.planningportal.gov.uk/>) supports and clarifies areas in the NPPF. It contains guidance on assessing housing need; design; public consultation; open space provision in new development; travel plans, transport assessments and statements in decision-taking; health and wellbeing; water supply, wastewater and water quality; light pollution; determining a planning application; the use of planning conditions and viability, amongst other things. The NPPG gives guidance on what is a material planning consideration in determining a planning application indicating that the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations.

The NPPG includes more detailed advice on the use of planning conditions (replacing the cancelled Circular 11/95). It indicates that when used properly, conditions can enhance the quality of development and enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects of the development. The objectives of planning are best served when the power to attach conditions to a planning permission is exercised in a way that is clearly seen to be fair, reasonable and practicable. It is important to ensure that conditions are tailored to tackle specific problems, rather than standardised or used to impose broad unnecessary controls.

Supplementary Planning Guidance and other Documents

The Council has adopted a number of Supplementary Planning Guidance documents, Development Briefs and Conservation Area Appraisals. These elaborate on saved policies in the Gravesham Local Plan First Review and policies in the Gravesham Local Plan Core Strategy and are material considerations in determining planning applications.

In addition, the Council has adopted a number of documents that have been produced by Kent County Council also as Supplementary Guidance.

The following documents are relevant to the consideration of this proposal:

- Kent Design Guide (SPG 5 published December 2005, adopted July 2006).
- Kent Vehicle Parking Standards (SPG 4 published in 2003 and adopted in 2006).
- Vehicle Accesses on Classified Highways (SPG6 November 1992).

Consultations, Publicity and Representations

Consultations - Internal

GBC Highways Development Management Officer

This is a town centre location I have no objections.

GBC - Head of Regulatory Services (Environmental Protection)

The following to be considered:

Code of Practice on Construction and Demolition Informative

Please apply

Consultations - External

KCC - Heritage Conservation

No comments received

Publicity and Representations

The application was publicised by individual notification to 25 surrounding properties and by a site notice under Article 15. The expiry date for neighbour publicity was 20 May 2022 and extended to 23 June due to additional publicity. No representations have been received.

Planning Analysis and Appraisal

Introduction

The current use of the premises, as a financial and professional services use (Use Class E (c) (i) - Financial Service within general Class E Commercial, Business and Service, formerly Use Class A2), was granted planning permission in 2019 (ref 20180989) and is occupied by a firm of chartered accountants who were previously operating from premises in Darnley Road.

The permission at the time also included permission for a new shopfront and various alterations to the rear elevation.

The Key Issues

The key issues therefore in the consideration of this planning application are:

- Principle of the Development
- Design, Character and Appearance and Visual Impact
- Impact on the Amenity of Neighbouring Properties
- Traffic Generation, Highway Safety, Access and Parking Issues
- Other Material Planning Considerations

Principle of the Development

Policy CS01 (Sustainable Development) indicates that when considering development proposals, the Borough Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and in the Core Strategy.

The application site is situated in an urban area and within the town centre. Policy CS02 (Scale and Distribution of Development) of the Gravesham Local Plan Core Strategy 2014 indicates that the strategy prioritises development in the urban area as a sustainable location for development.

Extensions, additions and alterations to commercial premises are generally accepted as being appropriate in principle within the urban area if they help to sustain commercial uses and particularly sustain and increase employment opportunities.

In this case the application site is within town centre opportunity area and Policy CS05 of the Gravesham Local Plan Core Strategy 2014 indicates that the town centre will be the principal focus for town centre related economic and social activity, with support given, amongst other things, to the provision of new offices which have good access to the transport interchange and support for existing retail, commercial and service functions on ground floors and provision of office and residential uses on upper floors. Policy CS07 gives support to schemes incorporating small and flexible office workspace of high quality to support the expansion of small and medium sized enterprises. These policies in general terms give support to the proposal. Similarly, the proposal would not conflict with saved Policy AP2 of the Gravesham Local Plan First Review 1994.

The use of the premises as financial and professional services was supported by the permission granted in 2019. The additional floorspace provides a useful addition to the current commercial undertaking.

There are therefore no policy objections to the principle of development on this site subject to the proposal complying with the relevant policies relating to design and character of the area, the impact on the privacy and amenity of neighbouring properties, highway or parking impacts, and any other material planning considerations.

Design, Character and Appearance and Visual Impact

General Policy Issues

Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 (LPCS) sets out detailed criteria against which the acceptability or otherwise of proposed development will be evaluated. It requires new development to be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards. The design, layout and form of new development will be derived from a robust analysis of local context and character and make a positive contribution to the street scene and to the character of the area.

It requires account to be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings and of the wider context including features of townscape and landscape

value, which contribute to local character and sense of place.

It requires new development to be located, designed, and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and avoid adverse environmental impacts from pollution. New residential development is required to accord with the adopted Residential Layout Guidelines and will be required to provide appropriate levels of private and public amenity space.

Proposals should include details of appropriate hard and soft landscaping, protect and where opportunities arise enhance biodiversity and provide appropriate facilities for the storage and disposal of waste.

At a national level the National Planning Policy Framework (NPPF) 2021 sets out in Paragraph 126 that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 indicates that, amongst other things, planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Developments should also ensure that there is a high standard of amenity for existing and future users.

Paragraph 132 advises that applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community.

It also states (Paragraph 134) that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Evaluation and Assessment

The existing rear elevation is shown in the Google Earth 3D aerial view below



In this case the proposed rear extension is quite bulky, but it is of an acceptable design with a pitched roof and whilst it would be visually quite prominent from The Grove there are rear lean-to extensions to the adjoining vets at 144 Parrock street and even more prominent and bulky is the building further to the north at 145 Parrock Street which is a three storey building with a parapet roof that gives the impression of being

a three storey flat roofed structure.

The design and detailing is intended to mirror the current rear projection at the property albeit to a much greater depth.

The materials to be used will match the existing building being grey render and facing bricks to match existing and with roof tiles to match existing.

Overall, the proposal is of a suitable design and notwithstanding the size of the extension it is considered that it can be accommodated reasonably successfully within the site and would not materially harm the character or appearance of the building or impact on the street scene and will comply with policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 and section 12, Paragraphs 126 - 136: Achieving well-designed places of the National Planning Policy Framework (NPPF).

Impact on the Amenity of Neighbouring Properties

In considering any proposals for development it is important to ensure that it does not cause demonstrable harm to the amenity of any existing residents or property such that it will materially harm their living conditions. Safeguarding residential amenity, in terms of privacy, daylight and sunlight and ensuring that all development proposals are fit for purpose and adaptable to meet the need of users are important considerations referred to in Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014.

At a national level Paragraph 130 of the National Planning Policy Framework 2021 indicates that planning policies and decisions should ensure that developments, amongst other things, are safe, inclusive and accessible which promote health and well-being, with a high standard of amenity for all existing and future occupants of land and buildings. Paragraph 132 advises that applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community.

The current building includes a separate occupancy at first floor level which is a leasehold flat over the commercial use at ground floor at 142 Parrock Street. It is noted that the rear window to that flat serves a kitchen which is not a habitable room or part of a habitable room. Whilst the rear extension will have some impact on that rear first floor window it is not considered that it will have a material impact being to the north of that window.

It is not considered that the proposed extension will materially affect the privacy and amenity of the occupants of the flats within the 3/4 storey building to the south on the corner of Parrock Street and The Grove (141 Parrock Street), the extension being sufficiently distant not to reduce outlook or sunlight/daylight to rear facing windows, the nearest point of the extension being approx. 8m away.

The extension will have some impact because of its depth and proximity to the adjoining building to the north (144 Parrock Street) but this is in commercial use as a veterinary practice and any windows are quite small and do not appear to serve any habitable accommodation.

It is noted that there have been no neighbour representations or objections to the development at all, and with 25 neighbours (commercial and residential) notified of the development.

Whilst it is acknowledged that the development will result in some inevitable neighbour impacts those impacts are not considered to be sufficiently material as to justify grounds of refusal and on balance it is considered that the development is in conformity with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 and section 12, Paragraphs 126 - 136: Achieving well-designed places, of the National Planning Policy Framework 2021.

Traffic Generation, Highway Safety, Access and Parking Issues

At a local level Gravesham Local Plan Core Strategy Policy CS11 (Transport) states that new development should mitigate their impact on the public highway and that transport assessments should be provided and implemented to ensure delivery of travel choice and sustainable opportunities for travel. Furthermore, it states that sufficient car parking in new developments will be provided in accordance with adopted standards, which will reflect the availability of alternative means of transport accessibility to services and

facilities.

This approach to development is also supported by saved policies in the Gravesham Local Plan First Review Policy T1 (Impact of Development on the Highway Network), Policy T5 (New Accesses onto the Highway Network) and Policy P3 (Policy for Vehicle Parking Standards) and in supplementary guidance in the adopted KCC vehicle parking standards (SPG4).

There is no highway objection from the GBC Highways Development Management Officer.

The rear yard has parking at the rear with access on to the Grove providing space for 4-5 cars although it is noted that some of this parking is in tandem form. It is not considered that the development will generate any material increase in parking demand or generate additional traffic to the site.

As such in respect in parking and highway safety the proposal is not considered to conflict with Gravesham Local Plan Core Strategy Policy CS11 (Transport) or saved Policies T1 and P3 of the Gravesham Local Plan First Review.

Other Material Planning Considerations

There are no other likely material planning considerations.

Conclusions and Balancing Exercise

The proposals have been fully considered and there are no overriding consultee concerns and there are no neighbour responses to the publicity given to the application.

The use of the premises as financial and professional services was supported by the permission granted in 2019. The additional floorspace provides a useful addition to the current commercial undertaking.

The proposal is of a suitable design and notwithstanding the size of the extension it is considered that it can be accommodated reasonably successfully within the site and would not materially harm the character or appearance of the building or impact on the street scene and will comply with policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 and section 12, Paragraphs 126 - 136: Achieving well-designed places of the National Planning Policy Framework (NPPF).

Whilst it is acknowledged that the development will result in some inevitable neighbour impacts those impacts are not considered to be sufficiently material as to justify grounds of refusal.

There are no highway objections from the GBC Highways Development Management Officer. The rear yard has parking at the rear with access on to the Grove providing space for 4-5 cars although it is noted that some of this parking is in tandem form. It is not considered that the development will generate any material increase in parking demand or generate additional traffic to the site.

It is not considered that the proposals would conflict with local or national planning policy and on balance therefore there are no objections to the development.

It is therefore considered that the proposals can be supported, and PERMISSION granted but subject to appropriate conditions.

In the analysis of the planning issues and the subsequent recommendation, consideration has been given to the Human Rights Act and it is concluded that any breaches or interference to individual human rights are reasonable and fair.

Recommendation:

PERMISSION subject to conditions, reasons and informatives

CONDITIONS AND REASONS

Time Limit Condition

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: In pursuance of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans and Particulars

2. The development hereby permitted shall be carried out only in precise accordance with the following approved details, plans and specifications:

Application Form and Certificates

Drawing No 001 Rev B: Site Location Plan, Existing and Proposed Block Plans

Existing Plans

Drawing No 002 Rev A: Existing Floor Plans

Drawing No 004 Rev A: Existing Elevations

Proposed Plans

Drawing No 003 Rev A: Proposed Floor Plans

Drawing No 005 Rev A: Proposed Elevations

and those approved pursuant to any conditions contained herein after and there shall be no deviation therefrom.

Reason: In order to ensure the development is implemented on the basis of the scheme as submitted and assessed in the interests of proper planning and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Materials

3. All external facing materials used in the development hereby permitted shall match those of the existing rear elevation of the building or as indicated and annotated on the approved drawings.

Reason: In the interests of visual amenity and to ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014).

Use Restriction

4. The first-floor rear extension as hereby permitted shall be used as additional commercial floorspace ancillary to the use of that part of the existing premises at 142-143 Parrock Street as financial and professional services (Use Class E(c) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose.

Reason: In order that any other uses of the extension hereby permitted may be the subject of a separate planning application which the Local Planning Authority would wish to consider on its merits having regard to traffic generation and safety, parking demand, the amenity of the site and the prevailing planning policies and in particular pursuant to policies CS02 (Scale and Distribution of Development), CS05 (Gravesend

Town Centre Opportunity Area), CS07 (Economy, Employment and Skills), CS08 (Retail, Leisure and the Hierarchy of Centres), CS11 (Transport) and CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 and saved policies T1 (Impact of Development on the Highway Network), P3 (Vehicle Parking Standards) and AP2 (Parrock Street) of the Gravesham Local Plan First Review (1994).

INFORMATIVES: -

1. DEVIATION FROM APPROVED PLANS

Deviation from or amendment to the approved plans could require a further application and permission/consent. In the event that any change is proposed, applicants and builders are advised to seek advice from the Local Planning Authority. Proceeding without the necessary permissions or consents could result in enforcement action.

2. BUILDING REGULATIONS AND PARTY WALL ACT

This decision **DOES NOT** imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

3. STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION- TAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

In this instance, necessary revisions were identified and made to the proposal, at which point it was able to be given permission.

4. WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00 a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.

ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.

iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.

iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

Case Officer:	Mr Peter Price	Team Leader:	Faye Hobbs
Signed:		Signed:	
Dated:	01 July 2022	Dated:	01 July 2022

File Location: H: Plan/Typing/General/Peter/Delegated Reports/Uniform - 20220413 - Delegated Report - 142-143 Parrock Street
Gravesend - first floor rear extension

Gravesend Borough Council