



Delegated Report

Approval of Details Application

Planning Application No: 20250226

Location: Land At Market Square And Horn Yard Car Parks New Swan Yard
Gravesend DA12 2EN

Description: Application for approval of conditions 27 attached to planning permission reference number 20200343 relating to details of a sound insulation assessment.

Applicant: Reef Group

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Sound Insulation – KP Acoustics 26th February 2025 (Ref. 20764.250130.LT2RevC);
Acoustic Design Review Report (Ref. 20764.ADR.01);
KP Acoustic Testing Report (Ref. 20764.250805.LT3) received 07.08.25; and
Covering Letter.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200343	Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian links, landscaping, highway and other associated works	Permission	21.12.2020

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

Gravesham Local Plan: First Review (1994)

- TC3 – Development affecting Conservation Areas

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places.

Consultations, Publicity and Representations

Consultees

GBC - Environmental Protection

Comments Received 1 September 2025

The report by KP Acoustics dated 5 August 2025 (Ref no 20764.250805.LT3) has been reviewed. The methodology and findings of the report are accepted. The sound insulation test demonstrates that the partition between the car park and residential above complies with the requirements of the condition.

There is no objection to Condition 27 being fully discharged.

Comments Received 3 April 2025

I'm not sure where the wording of condition 27 came from but this type of condition usually requires a sound insulation 'test' to be undertaken. It may be that the word 'assessment' has been used instead of 'test'? Whilst the proposed design of the partition between the car park and residential looks robust and has been modelled by software to achieve the required level of sound insulation as specified in the condition, the only way to fully check this is for a sound insulation tests to be undertaken.

It is therefore recommended that the condition is not discharged until the Sound Insulation test has been performed and the results submitted for approval.

Officer's Analysis

Submitted Details

The following information has been submitted to discharge condition 27;

Planning Application Form;

Sound Insulation – KP Acoustics 26th February 2025 (Ref. 20764.250130.LT2RevC);

Acoustic Design Review Report (Ref. 20764.ADR.01);
KP Acoustic Testing Report (Ref. 20764.250805.LT3) received 07.08.25; and
Covering Letter.

Condition 27 - Sound Insulation

27. *Prior to the first occupation of the apartments, a sound insulation assessment shall be carried out, submitted to and approved in writing by the Local Planning Authority. The Assessment shall include details of the assessment methodology and of the substantially enhanced sound insulation performance of the construction that separates the residential and multi-storey car park which shall resist the transmission of airborne sound such that the weighted standardised difference (DnT, W + Ctr) is not less than 53 decibels (i.e. an enhancement of the minimum levels stated in the Building Regulations of 10dB).*

Any works identified as being required in order to achieve a weighted standardised difference of not less than 53 decibels as required above shall be implemented and evidence provided (if necessary, by way of a further sound insulation assessment report) for approval by the Local Authority prior to first occupation.

Reason *In order to protect the amenity of future occupiers in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).*

The submitted information comprises of the sound insulation assessment and acoustic design review report in order to address condition 27 of decision notice 20200343.

GBC Environmental Protection were consulted on this submission, however they have recommended that the condition not be discharged until testing is undertaken.

Testing was undertaken on 30th July 2025 and the KP Acoustic Testing Report was submitted on 7th August 2025. The report concluded that the Airborne sound insulation tests were undertaken and results presented in accordance with the measurement and rating procedures and the test results show the construction provides the requested level of sound insulation to separate the residential units from the multi-storey car park.

GBC Environmental Protection were reconsulted on the testing report and their comments stated that the methodology and findings of the report are accepted. The sound insulation test demonstrates that the partition between the car park and residential above complies with the requirements of the condition.

It is considered that the submissions have addressed the wording of Condition 27 and is sufficient for the discharge of this condition.

Based on the submitted information and the wording of the condition, Condition 27 can be discharged.

Conclusion

The submitted information meets the requirements and wording of condition 27. Therefore, Condition 27 of 20200343 can now be discharged.

As such the proposal is in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2024) and Section 12 of the National Planning Policy Framework (NPPF) 2024.

Recommendation:

Approval of Details

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	22 nd September 2025	Dated:	22nd September 2025