



Delegated Report

Submission of Details Application

Planning Application No: 20250080

Location: Ascot Arms Central Avenue Gravesend Kent

Description: Application for the approval of condition 14 (Details of Plant and Equipment) attached to planning reference number 20220207.

Applicant: Avery Healthcare Group

Submitted Documents/Plans

Application Form
AL(2)217 F – Section H-H
AL(2)257 B – Typical Building Details 08 Chimney Details
AL(2)230 Rev L – Lift 01 Details
1873-HCL-ZZ-XX-DR-ME-6000 – External Services Distribution Layout
1873-HCL-ZZ-XX-DR-M-9002 – Mechanical Services Roof Termination Layout
Sound Levels
Air intake and roof exhaust units specification
PUR-P-Y(S)NW-A2/TR2/RU2 Specifications
Acoustic Report
Appendix A-G

Relevant Planning History

Reference	Description	Decision	Decision Date
20220207	Demolition of the existing former public house building and redevelopment to provide a new 62 bed care home (Use Class C2) in a three-storey building together with associated access, car and cycle parking, structural landscaping and amenity space provision.	Permitted	13.07.2022

Development Plan

Gravesham Local Plan Core Strategy (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)

- P3 – Vehicle Parking Standards

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 Places

Supplementary Planning Guidance

- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

UK Power Networks

We refer to the Planning Application for the above site. The proposed development is in close proximity to our substation and have the following observations to make:

If the proposed works are located within 6m of the substation, then they are notifiable under the Party Wall etc. Act 1996. The Applicant should provide details of the proposed works and liaise with the Company to ensure that appropriate protective measures and mitigation solutions are agreed in accordance with the Act. The Applicant would need to be responsible for any costs associated with any appropriate measures required. Any Party Wall Notice should be served on UK Power Networks at its registered office: UK Power Networks, Newington House, 237 Southwark Bridge Road, London SE1 6NP.

Our engineering guidelines state that the distance between a dwelling of two or more stories with living or bedroom windows overlooking a distribution substation should be a minimum of ten metres if the transformer is outdoor, seven metres if the transformer has a GRP surround or one metre if the transformer is enclosed in a brick building. It is a recognised fact that transformers emit a low level hum which can cause annoyance to nearby properties. This noise is mainly airborne in origin and is more noticeable during the summer months when people tend to spend more time in their gardens and sleep with open windows.

A problem can also occur when footings of buildings are too close to substation structures. Vibration from the transformer can be transmitted through the ground and into the walls of adjacent buildings. This, you can imagine, is very annoying.

In practice there is little that can be done to alleviate these problems after the event. We therefore offer advice as follows:

1. The distance between buildings and substations should be greater than seven metres or as far as is practically possible.
2. Care should be taken to ensure that footings of new buildings are kept separated from substation structures.
3. Buildings should be designed so that rooms of high occupancy, i.e. bedrooms and living rooms, do not overlook or have windows opening out over the substation. Minimum distance for this should be at least 10m.

4. If noise attenuation methods are found to be necessary, we would expect to recover our costs from the developer.

Other points to note:

5. UK Power Networks require 24 hour vehicular access to their substations. Consideration for this should be taken during the design stage of the development.

6. The development may have a detrimental impact on our rights of access to and from the substation. If in doubt please seek advice from our Operational Property and Consents team at Barton Road, Bury St Edmunds, Suffolk, IP32 7BG.

7. No building materials should be left in a position where they might compromise the security of the substation or could be used as climbing aids to get over the substation surround.

8. Please note there are LV underground cables on the site running within close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from our Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA.

All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 (Avoiding Danger from Underground services). This document is available from local HSE office.

9. All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 Avoiding Danger from Underground services. This document is available from local HSE offices.

Should any diversion works be necessary as a result of the development then enquiries should be made to our Customer Connections department. The address is UK Power Networks, Metropolitan house, Darkes Lane, Potters Bar, Herts, EN6 1AG.

GBC Environmental Protection

The submitted noise assessment has been reviewed. The methodology and findings of the report are accepted. Appropriate background noise levels have been taken and a BS4142 assessment undertaken for the plant to be installed at the premises. Noise levels at all the nearby sensitive receptors will be equal to or below background noise levels. The levels range from equal to background at nighttime at one receptor to 8dB below during the day. It should be noted that the sensitive receptors are both on site and off site.

Whilst our usual criteria is for noise from new plant and equipment to be 10dB below existing background, its noted that this requirement is not specified in the planning condition so it would be unreasonable to insist that this was met. Based on the modelling submitted, the use of the proposed plant/equipment is unlikely to cause any adverse impact.

With regards to condition 14, the submitted information is acceptable and there is no objection to the condition being discharged.

The noise assessment also refers to condition 15 which is the noise management plan (NMP) and reference to this is also included in the assessment relating to the operation of the plant/equipment. However, it is my understanding that the NMP condition relates to the overall noise management of the care home - "a comprehensive Noise Management Plan covering all potential noise from the new developments and its residents and how it will be controlled...". In this respect, if the noise assessment has been submitted to discharge condition 15, it does not meet the requirement of the condition.

Officer Note:

This application seeks to discharge condition 14 only. Condition 15 has already been discharged under planning reference 20230575.

Officer's Analysis

Condition 14 of 20220207 states:

Details of Plant and Equipment

14. Notwithstanding the details in the approved detailed drawings, no development above ground level, shall take place until full details of the installation of any external plant and servicing equipment on the building including roof top plant, lift overruns, solar PV or solar thermal equipment and kitchen extraction equipment or other ventilation have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include the siting, external appearance and any proposed screening. Those works shall thereafter be carried out in accordance with the approved details, to be completed prior to first occupation of the building and retained thereafter.

Reason: In the interest of the amenities of residential properties and the area generally and in accordance with Policy CS19: Development and Design Principles of the Gravesham Local Plan Core Strategy (September 2014) and section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF), 2021.

The details submitted with this application indicate that 3no. chimney flue/Lift Run arrangements would be located on the roof. The lift run would have the same height of the ridge but would have false chimney pots which would sit above this, giving the appearance of a chimney. The remaining 2 chimneys/flue would not exceed the height of the ridge. The planning agent has confirmed that no other equipment is proposed atop the roof including; roof top plant, solar pv or thermal equipment or other ventilation.

The details provided indicate that these elements would be appropriately positioned on the rooftop, with limited visual impact on the overall scheme as approved. The Environmental Protection Team have raised no objections to the approval of condition 14, raising that details submitted relating to noise are considered to be appropriate. They have raised concerns about discharging condition 15 with the details provided. However, Condition 15 has previously been discharged and the documentation provided with this application does not contradict the already approved details and so if these details are approved for condition 14, they can be implemented accordingly alongside those details already approved for condition 15.

Conclusion

The details submitted for the approval of condition 14 meet the requirements of the condition and address the reason for its inclusion, namely in the interest of the amenities of residential properties and the area generally.

Recommendation

The recommendation is to approve condition 14 of planning approval 20220207.

(See draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	18th March 2025	Dated:	21 March 2025