



Delegated Report

Approval of Conditions Application

Application No:	20240965
Location:	Joynes House, New Road, Gravesend, Kent, DA11 0FD
Description:	Application for approval of condition 2 attached to planning permission reference number 20210974 relating to details of the proposed cycle storage facilities.
Applicant:	Mr Greg Kuzdenyi, Joynes House Development Ltd

Submitted Documents/Plans

- Application Form – dated 22 October 2024;
- Covering Letter by Gemini Planning Services Ltd – dated 22 October 2024;
- Drawing no. JH-C-90-LG-01-01 – Rev. IN3 – Cycle Storage Plan, Elevation and 3D view.

Relevant Planning History

Reference	Description	Decision	Decision Date
20210974	Application for a determination pursuant to Article 3, Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as to whether Prior Approval is required in respect of the proposed change of use of Part Ground, First and Second Floors from Class E (previously Class B1(a)) (offices) to 26 residential units (Class C3 (dwellinghouses)).	PRIOR APPROVAL GRANTED	16.09.2021

Officer's Analysis

This application seeks to discharge condition 2 attached to planning permission reference 20210974.

Condition 2 states the following:

- 2. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of the proposed cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage facilities shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times.*

The condition was attached to ensure that adequate cycle spaces were provided for the new residential units to encourage sustainable travel in accordance with local planning policy.

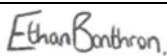
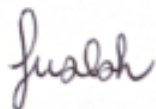
The proposed cycle store would provide 70 bicycle spaces, which is sufficient for the approved 26 units under 20210974, as well as the additional units approved under the other Class O applications. Therefore, sufficient evidence has been provided to discharge condition 2.

Conclusion

The application demonstrates that sufficient cycle spaces will be provided for the development and therefore condition 2 can be discharged.

Recommendation

Approval of Conditions

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	4 th December 2024	Dated:	05 December 2024