



Delegated Report

Planning Application

Planning Application No: 20250097

Location: Milton Mount Hall, Old Road East Gravesend Kent

Description: Application for approval of condition 13 (Noise Control) attached to planning reference number 20211092.

Applicant: Mr Graham Wakeman

Site Visit Date: N/A

Preliminary Matters

During the course of the application, GBC Environmental Protection Team provided comments advising that additional information was required. As such, the agent was contacted on 06.03.25 to advise them of this. On 31.03.25, the requested information was provided, and GBC Environmental Protection Team were reconsulted, with an extension of time agreed until 01.05.25.

Submitted Documents/Plans

Application Form;
Supplementary Information - Nuaire MVHR Installation Manual;
Supplementary Information - Nuaire MVHR Installation Details;
Supplementary Information - Orcon Installation Manual;
Supplementary Information - Acoustic Assessment of Houses; and
Supplementary Information - Acoustic Assessment of Flats.

Relevant Planning History

Reference	Description	Decision	Decision Date
20241129	Application for the approval of conditions 12, 20, 25, 26, 28, 29, 30 and 32 attached to planning permission reference number 20211092 relating to details of external lighting, cycle parking, Internet connection details, landscaping scheme, hard paving & landscaping, Church Hall stone to be repositioned, details of shared garden management, Biodiversity loss offset scheme	Approval of Details Permitted	05.02.2025
20230367	Application for the approval of conditions 3, 7, 8, 10, 11, 14 and 15 attached to planning permission reference number 20211092. (3) Construction Management Plan, (7) Archaeology (8) Drainage (10) Details of Ground Levels and Floor Levels (11) External Facing Materials (14) Boundary Treatments (15) Energy and Sustainability Measures.	Approval of Details Permitted	13.09.2023
20211092	Demolition of existing hall and outbuildings, erection of a 3-storey building containing 9 x 2 bed flats towards the	Permitted	20.12.2022

	front of the site, a terrace of 4 no. 3 bedroom houses over 2 full floors and within the roofspace towards the rear of the site, and with parking for 19 cars.		
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Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 – Development & Design Principles

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

Consultations, Publicity and Representations

Consultees

GBC Environmental Protection

Initial Comments

The 'Assessment of Internal & External Noise' dated 17th December 2024 by Sonic Element Ltd has been reviewed. This included onsite noise measurement inside one of the houses after completion of the external façade (windows and trickle vents fitted etc) in a front/road facing bedroom. An external noise survey was also undertaken to establish the impact of external noise sources. Compliance with BS8233:2014 is demonstrated for the houses.

With regards to the flats, a worst-case scenario has been undertaken and with windows open for ventilation, BS8233 levels are likely to be exceeded. Therefore, mechanical extract ventilation is to be fitted to bedrooms facing Old Road East as an alternative source of ventilation. Whilst this is acceptable and will enable internal noise levels in BS8233 to be achieved, an assessment of the noise from the installation of the mechanical ventilation has not been undertaken and no noise levels can be seen in the technical documents submitted. We need to be satisfied that the mechanical ventilation itself does not elevate internal noise levels above those in BS8233.

Until this additional information is provided, it is recommended that the condition is not discharged for the flats.

For the houses, the requirements of the condition have been met, so there is no objection to the condition being discharged for the houses.

Further Comments from GBC Environmental Protection, following provision of additional Information

The additional information for the MVHR units has been reviewed and is satisfactory. Based on this, the noise levels in the flats will be compliant with levels in BS8233:2014.

There is no objection to the condition being fully discharged.

Officer's Analysis

This is an application for the approval of condition 13 attached to planning permission reference number 20211092 relating to details of noise control.

Condition 13

Noise Control

13. Within six months of the commencement of the development and before any occupations of any part of the development, a noise impact assessment shall be carried out and submitted to the Local Planning Authority for approval demonstrating that:

- The internal ambient noise levels in all habitable rooms of the proposed residential dwellings shall not exceed the guideline LAeq values found in Table 4 of BS8233:2014.*
- The maximum internal noise levels in all habitable rooms should not exceed 45dB L_{Amax} more than 10 times per night in accordance with the Professional Practice Guidance on Planning & Noise and the WHO Guidelines for Community Noise.*
- If relevant, the rating noise from fixed building services/mechanical plant/equipment 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*

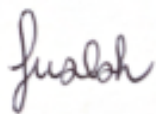
Any works that are required to address the findings and recommendations of the noise impact assessment shall be implemented before the first occupation of any part of the development.

Reason: *In order to limit the likelihood of noise nuisance occurring due to potentially poor construction/insulation and noise from traffic at Old Road East, and pursuant to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014).*

As per the comments received from GBC Environmental Protection Team, the Local Planning Authority is satisfied that the noise control measures would sufficiently protect the amenity of future occupiers and neighbouring properties. Therefore, the proposal is considered to comply with CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and condition 13 can be discharged.

Recommendation

Approval of condition 13.

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	29th April 2025	Dated:	29 April 2025