



Delegated Report

Application No:	20240024
Location:	Former Guru Nanak Darbar Gurdwara, Clarence Place, Gravesend
Description:	Application for approval of condition 15 and 17 attached to planning permission reference number 20220728 relating to a landscaping scheme (including details of hard landscaping materials, soft landscaping planting and external lighting design and levels) and details of how the development will enhance biodiversity.
Applicant:	Guru Nanak Darbar Gurdwara

Submitted Documents/Plans

Application form
Drawing no. PD50 rev D (landscape plan)

Relevant Planning History

20220728 Conversion of existing building to accommodate 14 residential apartments with ancillary cycle and bin storage facilities
Approved 31 January 2023

Consultations, Publicity and Representations

KCC Biodiversity

Condition 15 states: Within 6 months of works commencing a landscaping scheme (including details of hard landscaping materials, soft landscaping planting and external lighting design and levels) shall be submitted to and approved by the Local Planning Authority. That scheme shall be carried out in full prior to the first occupation of any dwelling hereby approved, and retained thereafter.

Condition 17 states; Within six months of works commencing, details of how the development will enhance biodiversity will be submitted to, and approved in writing by, the Local Planning Authority. This will include a native species-only landscape scheme. The approved details will be implemented and thereafter retained prior to first occupation of any of the dwellings.

The following comments are valid for both conditions.

The submitted landscaping plan has detailed the following will be incorporated in to the site:

- Native species hedgerow (yew)
- Species to benefit pollinators (Lavendar)
- 6 integrated bat boxes
- 4 Hedgehog boxes
- Gaps under the fences to enable movement of hedgehogs under the fence.

We highlight that the reference to the gaps under the fences are just made in the key and not included on the plan. We highlight that hedgehog highways/gaps must be included in all gardens to ensure that hedgehogs can access all gardens and the surrounding area.

We are satisfied that the measures are sufficient to discharge both conditions.

If you have any queries regarding our comments, please do not hesitate to get in touch.

Neighbour

Referring to the landscape plan PD50.

There is no reference to the boundary treatment along the southern boundary.

Noting images referring to vertical bar railings with finials.

The choice of paving to the main entrance is not in keeping with the sandstone which is typical to the street. I also do not note any hand rails to the ramped access to ensure compliant with Part M building regs/ access to buildings. This could be avoided is a gradient of 1:21 could be achieved. It is unfortunate the location of the substation is higher than the east boundary wall, but at least installed set back from front wall rather than as indicated on the plan.

I have as yet not seen a tree protection drawing with regard the neighbouring walnut tree to the south west corner of the site. This should comply with BS 5837

Analysis

Condition 15

Within 6 months of works commencing a landscaping scheme (including details of hard landscaping materials, soft landscaping planting and external lighting design and levels) shall be submitted to and approved by the Local Planning Authority. That scheme shall be carried out in full prior to the first occupation of any dwelling hereby approved, and retained thereafter.

Reason: In order to ensure an acceptable standard of development upon completion, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

The applicant has submitted a landscaping plan in support of this application to discharge condition 15. The details show a sandstone paving slab 600mm x 900m. The soft landscaping is shown to be grass and the boundary will be a Yew hedge. A 2m high close boarded fence will be positioned to the sides of the building at the front. No external lighting is proposed. The details are acceptable and this condition can be discharged.

Condition 17

Within six months of works commencing, details of how the development will enhance biodiversity will be submitted to, and approved in writing by, the Local Planning Authority. This will include a native species-only landscape scheme. The approved details will be implemented and thereafter retained prior to first occupation of any of the dwellings.

Reason: In order to enhance biodiversity of the site and surrounding area in accordance with Policy CS12 of the Gravesham local Plan Core Strategy (September 2014).

The applicant has submitted a landscaping plan in support of discharging condition 17. The plan shows the position of hedgehog and bat boxes. There are gaps under the fences to ensure the hedgehogs are free to roam. The details are acceptable and this condition can be discharged.

Recommendation:

Discharge conditions 15 and 17.

See draft Decision

Case Officer: Alison Webster	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 7 August 2024	Dated: 7 th August 2024