

Delegated Report

Approval of Details Application

Planning Application No: 20250713

Location: Land At St Columbas Close Gravesend Kent

Description: Application for the approval of condition 26 (Plant Equipment) attached to planning reference number 20221179.

Applicant: Oakwood Building Contractors Ltd

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Covering Letter;
Drawing No. T-AIS2113-ESTIMATING PLAN – Rev 1 – Site Layout & Cable Routes; and
Supporting Information – Equipment and Parts List.

Relevant Planning History

Reference	Description	Decision	Decision Date
20221179	Demolition of Nos. 1-12 St Patricks Gardens. Nos. 36-41 St Patricks Gardens and Nos. 28-42 even nos. only St Columbas Close, and the caretakers facility. Erection of 2no. 2 storey buildings, 1no. 3 storeys building and 1no. part 3 and part 4 storey building; to provide 46 residential dwellings (Class C3) residential use, with associated vehicle and pedestrian access, amenity space with hard and soft landscaping, car and cycle parking, refuse and recycling storage provision, and other associated works.	Permission	06.04.2023

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)

- 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 4 – Decision-making
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);

Consultations, Publicity and Representations

Consultees

GBC – Environmental Protection

The only plant/equipment proposed is the electricity substation which will be placed in a purpose-built enclosure. There is no objection to the condition being discharged.

Officer's Analysis

Plant Equipment

Condition 26

26. *Notwithstanding the details shown on the approved plans and application form prior to the installation of plant equipment, details of any services and plant systems, including roof top plant equipment shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall include the siting, external appearance and any proposed screening. The works shall thereafter be carried out in accordance with the approved details prior to first occupation of any of the residential units hereby permitted.*

Reason: *In the interest of the amenities of neighbouring properties and the area generally and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).*

The following information has been submitted to discharge condition 26.

Planning Application Form;

Covering Letter;

Drawing No. T-AIS2113-ESTIMATING PLAN – Rev 1 – Site Layout & Cable Routes; and

Supporting Information – Equipment and Parts List.

The submitted details include the purpose built equipment enclosure, together with the general layout plan showing cable routes and site layout. The submitted information is deemed acceptable as detailed in the comments received from GBC Environmental Protection and satisfies the wording of Condition 26.

[illegible]

Plan View

2800

2800

Elevation (A) (front)

2500

2800

Roof Fixing Detail

Roof section

Explosion relief bracket fixed to roof section

Wall section

Explosion relief bracket fixed to wall section

Shear pin

TYPICAL STEPPED BASE DETAIL (RECOMMENDED)

Wall panel (GMP SINGLE SIDE)
External Colour - Optimiser
Internal Colour - White

Roof brackets used to bolt
cabinets to base plate by internal
M10 bolts fitted through bracket
and into concrete

Artificially Restrained

Min. 100mm

Min. 100mm

Min. 100mm

Elevation (B) (l/h side)

2800

Elevation (C) (rear)

2400

2800

Elevation (D) (r/h side)

1950

2800

825

It is considered that the submitted details are acceptable to address the wording of Condition 26 planning

approval 20221179.

Conclusion

Sufficient information has been submitted to discharge condition 26 planning approval 20221179.

Recommendation

ADET - Approval of Details

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	5th September 2025	Dated:	5 th September 2025