

Delegated Report

Approval of Details Application

Application no:	20260135
Location:	49 St James Avenue Gravesend Kent DA11 0EZ
Description:	Application for the approval of condition 3 (Gas Impermeable Membrane) attached to planning reference number 20250893.
Applicant:	Mr N Bhadare
Site Visit Date:	N/A

Planning permission was granted under application ref. 20250893 on 03 November 2025 for 'Demolition of existing garage. Erection of single storey side extension with a pitched roof.' This was subject to a number of conditions including no. 3 which this application seeks to discharge.

The information that has been submitted in pursuance to this condition is:

- Application form;
- Drawing no. BR10 – Visqueen Gas Membrane Installation Diagram;
- Visqueen Ultimate Gas Barrier NF-600 Technical Data Sheet Version: 25205.

Consultations

GBC Environmental Protection

The submitted information is acceptable. There is no objection to condition 3 being discharged.

Officer's Analysis

Condition 3 is:

3. *Prior to the works commencing on site, details of a gas impermeable membrane should be submitted and approved by the Local Planning Authority. The gas impermeable membrane shall be incorporated within the structure along with a ventilated sub-floor area. Any services entering/leaving the structure should be located above the gas impermeable membrane or adequate seals will have to be provided if the membrane has to be breached. The development shall be built in accordance with the approved plans and details.*

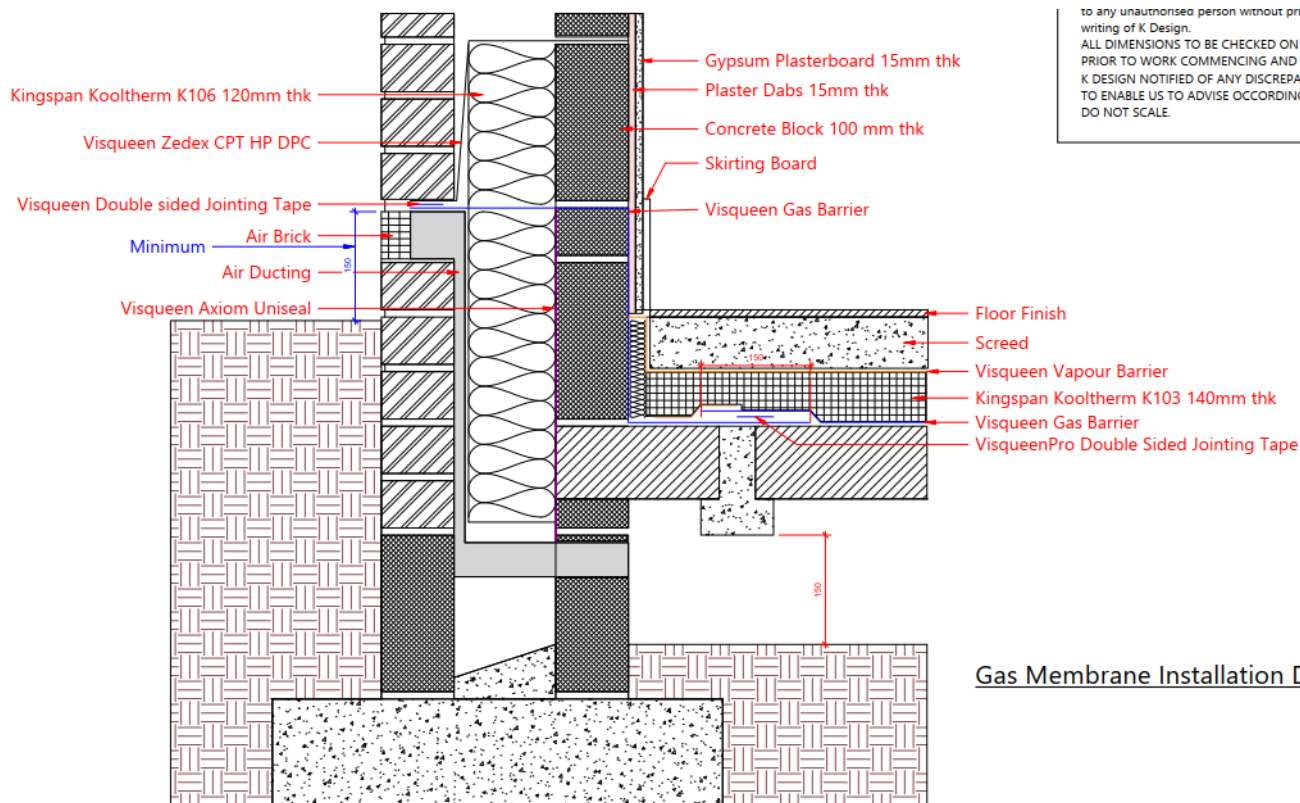
Reason: *To ensure that the development is adequately protected against contaminated material and the management of soil decontamination can be adequately controlled in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).*

The submitted information provides a Gas Membrane Installation Diagram and technical details of the gas membrane.

This shows that the gas membrane would be as follows:



to any unauthorised person without prior consent in writing of K Design.
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORK COMMENCING AND K DESIGN NOTIFIED OF ANY DISCREPANCIES TO ENABLE US TO ADVISE ACCORDINGLY. DO NOT SCALE.



Gas Membrane Installation Details

From the bottom up, it would have the various Visqueen product elements of double sided jointing tape, the gas barrier, Kooltherm (which is floor insulation), a vapour barrier, screed and then the floor finish. GBC Environmental Protection have been consulted and they have advised that the drawing and technical details which have been submitted are acceptable and that they have no objections to condition 3 being discharged.

Conclusion

It is considered that sufficient information has been submitted to discharge condition no. 3 of planning permission reference number 20250893.

Recommendation

Approval of Details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>F Walsh</i>
Dated:	21st May 2026	Dated:	21 May 2026