



Delegated Report

Application No:	20231041
Location:	Former Guru Nanak Darbar Gurdwara, Clarence Place, Gravesend
Description:	Application for the approval of conditions 4, 6 and 14 attached to planning permission reference number 20220728 relating to Code of Construction, Historic England Level 3 Report and Railing Details.
Applicant:	Guru Nanak Darbar Gurdwara

Submitted Documents/Plans

Application form
Masonry Façade Survey
Code of Construction Practice rev B
Level 3 Historic Building Record
Drawing no. PD-22 rev B (proposed metal railings detail)

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

Environmental Protection

Only condition 4 (Code of Construction) is relevant to Environmental Protection (EP). The submitted document has been reviewed and generally covers most of the requirements of the condition that are relevant to EP in sufficient detail. Quite a few parts of the condition relate to highways concerns/matters, so feedback from the highways officer will also be needed.

Additional information is required regarding control of dust, particularly as the premises is so close to the adjacent dwellings. The condition requires the following:

c) A Dust Management Plan to minimise emissions to air and to prevent nuisance from wind-blown dust including fencing and the dampening down with water of excavated construction and cover materials on site, and other areas traversed by plant vehicles and machinery.

Some information has been provided including that monitoring will be undertaken and dust suppression measures (waters sprinklers, cannons, dust vacuum cleaners, road sweepers etc) will be utilised. However, the document refers to H & S exposure limits as being the criteria to assess

any impact against. Although this is important from the construction workforce perspective, it is not a suitable criteria to monitoring fugitive dust emissions that arise from the site and have the potential to impact on neighbouring properties. The applicant is advised to refer to the IAMQ Guidance. 'Guidance on the assessment of dust from demolition and construction' Aug 2023 (version 2.1), IAQM and provide more information and details regarding this part of the condition.

In addition, I can't see that parts j) (Smoke management controls) or k) (Odour controls) have been addressed.

At this point, it is recommended that the condition is not discharged.

The applicants responded by revising the Code of Construction Practice to reflect the above and EP have recommended the condition be discharged.

KCC Archaeologist

Thank you for consulting us on the submission of the historic building report (HB Archaeology and Conservation Ltd. 2023/535) for approval of condition 6 attached to planning permission reference number 20220728.

The report provides an excellent record of the building and I would be happy for the report to be approved and for Condition 6 to be discharged.

As well as providing a record of the building for future research, I hope that the report findings will be of use to the applicant and their architect, and your Conservation Officer, in seeking to ensure that the proposed development maintains as much of the historic fabric and character of the building as possible.

GBC Highways Officer

Given the sites location and limitations The Code of Construction is acceptable, it would be very difficult if not impossible to improve it. Although only the on street parking would need to be suspended and replaced by temporary prohibition on waiting/parking, the waiting restrictions would remain.

Analysis

Condition 4:

No development approved by this permission shall be commenced until a comprehensive Code of Construction Practice covering all environmental impacts of this development is provided by the applicant and submitted for approval to the Local Planning Authority in consultation with the Local Highway Authority. The development hereby permitted shall be carried out in accordance with the approved Code of Construction Practice. For the avoidance of doubt Code of Construction Practice shall include, but not exclusively cover the following:

a) Construction Traffic Management Plan covering:

- Means of direct access to the site from the adjoining maintainable public highway*
- Surface treatment of the access to avoid spill of migratory material on to the maintainable public highway*
- Details of numbers and routeing of construction and delivery vehicles to / from site*
- Timing of deliveries and waste movement*
- Loading and unloading of plant and materials away from the maintainable public highway*
- Parking and turning areas for construction and delivery vehicles and site personnel*
- Type and location of wheel washing and chassis cleaning facilities*

- Temporary traffic management / signage

- b) Details of the location of the proposed construction compound;
- c) A Dust Management Plan to minimise emissions to air and to prevent nuisance from wind-blown dust including fencing and the dampening down with water of excavated construction and cover materials on site, and other areas traversed by plant vehicles and machinery;
- d) Location and height of cranes and/or scaffolding;
- e) Suitable mitigation measures to minimise noise pollution and vibration during the construction phase including the insulation of fixed plant and the silencing of vehicles and mobile machinery;
- f) Predicted noise and, if appropriate, vibration levels for construction using methodologies and at locations agreed with the Local Planning Authority;
- g) Scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authority;
- h) Scheme for location and appearance security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- i) Details of disposal of waste arising from the construction programme, including final disposal points (the burning of waste on the site at any time is specifically precluded);
- j) Smoke management controls;
- k) Odour controls;
- l) Road cleaning and wheel washing facilities; and
- m) Any other matters relevant to this particular site.

Reason: To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity and in accordance with Policy CS19 Gravesham Local Plan Core Strategy (September 2014).

The revised Code of Construction Practice is acceptable and this condition can be discharged.

Condition 6:

Prior to the commencement of works, including demolition, a Historic England Level 3 survey and report shall be made of the building for future record and research. The report shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing.

Reason: To ensure a suitable record is made of the building before works start in accordance with Policy CS20 of the Gravesham Core Strategy (September 2014).

An updated Historic England Level 3 survey has been submitted to take into account the change in title of the report (to remove reference to 'Written Scheme of Investigation'). This document is acceptable and the condition can be discharged.

Condition 14:

Before the metal railings/handrails are installed, details of their design, scale, material(s) and finish, in the form of drawings and sections to no less than 1:20 scale (or detailed specifications), shall be submitted to and agreed in writing with the Local Planning Authority. The development shall only be carried out in accordance with the agreed railings/handrails details.

Reason: To ensure the development preserves the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

Drawing PD-22 rev B has been submitted in support of the discharge of this condition. This drawing shows the new railings to match those opposite the application site. This was agreed on site as the appropriate type of railings for the site and therefore this condition can be discharged.

Recommendation:

Approval of details.

See draft Decision

Case Officer:	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 24 January 2024	Dated: 24 th January 2024