



Delegated Report

EDC Consultation Application

Planning Application No: 20250834

Location: Land At Crete Hall Road Northfleet Gravesend

Description: EDC consultation EDC/25/0145 - Discharge of condition 7 (MVHR) pursuant to reserved matters approval EDC/22/050.

Applicant: Ebbsfleet Development Corporation

Introduction

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/25/0145), and is a consultation in respect of the Discharge of condition 7 (MVHR) pursuant to reserved matters approval EDC/22/050 for WT Henley Building, Land At Crete Hall Road, Northfleet, Gravesend, DA11 9AA.

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Consultation letter dated 19th August 2025.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230494	EDC Consultation - Discharge of 31 (Mechanical Ventilation Heat Recovery System) pursuant to planning permission reference no. EDC/19/0049 in respect of apartments blocks A, B, C and D.		29.06.2023
20230535	EDC Consultation EDC/23/0060 - Discharge of condition 2 (Construction Management Plan) pursuant to reserved matters approval reference no. EDC/22/0050.		14.06.2023
20230559	EDC Consultation EDC/23/0072 - Non-material amendment to conditions 1, 3, 4, 5 and 7 of reserved matters approval reference EDC/22/0050 to allow for the phased submission of details to facilitate phased delivery of the development.		28.06.2023
20230788	EDC RE-CONSULTATION EDC/23/0072 - Non-material amendment to conditions 1, 3, 4, 5 and 7 of reserved matters approval reference EDC/22/0050 to allow for the phased submission of details to facilitate phased delivery of the development.		08.08.2023
20230946	EDC Consultation EDC/23/0138 - Discharge of condition 13 for details of pilling (pilling type, location, and measures for groundwater risk) pursuant to	Observations Sent	26.09.2023

	Planning Permission EDC/19/0049.		
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Internal Consultations

GBC – Environmental Protection

Condition 7 reads as follows:

Prior to first occupation or use of any part of the building, details of the proposed mechanical ventilation heat recovery (MVHR) system(s) serving the community and residential floorspace hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details shall include air intake and extract vent locations and appearance, dust filtration and demonstrate how noise/vibration created by the ventilation system (including ductwork) will be adequately controlled between and within properties with regard to BS8233. Notwithstanding details shown on the approved drawings, and unless it is demonstrated to the satisfaction of the Local Planning Authority that it is unfeasible, the air intake and extract vents shall be located at roof level. The approved system(s) shall be installed prior to the floorspace to which it relates first being brought into use or occupied and thereafter maintained in full working order at all times.

Reason - In order to mitigate external noise and air quality to protect residential amenity of the future occupants from industrial noise and associated nuisance dust, in order to protect the commercial viability of safeguarded wharves, to encourage reduced energy usage and to ensure an acceptable standard of visual amenity, in accordance with adopted Gravesham Local Plan Core Strategy Policies CS18 and CS19 and Kent Minerals and Waste Local Plan Policy DM8

It's noted that an acoustic report dated 10.5.25 by Spectrum Acoustic Consultants has been submitted in relation to this condition and to address noise emanating from the MVHR system. As with all EDC application, Environmental Protection will not review technical reports due to resources but expect EDC's consultants to undertake the review and then provide a technical note/summary for our comments.

It's noted that the covering email advises that all units are 'discharging' away from the main road and noisy sites to the north. It is not the discharge that needs to be away from these sources, but the intakes/inlets. The condition requires that the air intakes and extract vents should be located at roof level, but it does not look like this is the case. Clarification is needed in addition to the noise technical note.

Planning Assessment/Comments

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Recommendation

The EDC is requested to consider the recommendations from the Borough Council's Environmental Protection Officer.

The EDC is thanked for consulting the Borough Council.

Case Officer:	Ms Amanda Cue	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	

Dated:	5th September 2025	Dated:	05 September 2025
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