

From: Environmental Protection Team <EP@gravesham.gov.uk>
Sent: 28 April 2023 09:28:08 UTC+01:00
To: "Lisa Williams" <lisa.williams@gravesham.gov.uk>
Subject: RE: FW: 20221225 - Garages Rear of Osney Way Car Park

Hi Lisa

Thanks for the additional information confirming the Sonair ventilation will be fitted to all bedrooms on the façade of the Parish Hall and the plans showing the fitting location. Based on this, the requirements of parts a) and b) of the condition have been met (part c) has been dealt with previously) . Condition 15 can be fully discharged.

Regards

Julie

Julie Oates
Senior Environmental Health Officer
Gravesham Borough Council
e-mail. julie.oates@gravesham.gov.uk

Please note: My usual days of work are Tuesday and Thursday

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From: Lisa Williams <lisa.williams@gravesham.gov.uk>
Sent: Tuesday, April 25, 2023 3:27 PM
To: Environmental Protection Team <EP@gravesham.gov.uk>
Subject: FW: FW: 20221225 - Garages Rear of Osney Way Car Park

H Julie,

Following your latest comments, the agent has submitted the attached information.
Would you mind taking a look at letting me know your thoughts?

Kind regards,

Lisa Williams BA (Hons) MA
Career Grade Planner
Gravesham Borough Council
Email lisa.williams@gravesham.gov.uk

New Supplementary Planning Document - Householder Extensions/Alterations Design Guide SPD

The Council has adopted a Householder Extensions/Alterations Design Guide SPD. A copy of the SPD, is available on our website at <https://www.gravesham.gov.uk/home/planning-and-building/supplementary-planning-guidance/supplementary-planning-guidance>

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Please consider the environment before printing this email

From: Andreas Diakomanolis <andreas.diakomanolis@officesandm.com>

Sent: Wednesday, April 5, 2023 5:55 PM

To: Office S&M <office@officesandm.com>

Cc: Lisa Williams <lisa.williams@gravesham.gov.uk>

Subject: Re: FW: 20221225 - Garages Rear of Osney Way Car Park

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Hi Lisa,

Hope you are well.

Please find a first and second floor plan attached showing where the through wall vents will be located for each bedroom.

Hope the attached is clear, please let us know if anything requires clarification.

Thank you.

Best,

Andreas Diakomanolis

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On Wed, 5 Apr 2023 at 15:44, Office S&M <office@officesandm.com> wrote:

Afternoon Lisa,

Thanks for sending that comment on regarding condition 15. Yes, just to confirm that mechanical ventilation will be fitted to all bedrooms on the facade facing the Parish Hall. We will supply a plan shortly showing where this will be located in each room.

These mechanical ventilation units will provide an acoustically dampened alternative to opening windows, and do not require an inlet to be on a different side of the building, as confirmed in the technical literature forwarded previously.

All the best

Hugh

On Wed, 5 Apr 2023 at 14:53, Lisa Williams <lisa.williams@gravesham.gov.uk> wrote:

Hi Hugh,

I have had the following responses:

Environmental Protection:

I note that a brochure relating to Sonair Ventilation Systems (Titon) has been submitted. I'm

assuming that this is in relation to Condition 15 (Noise). I advised in my previous memo dated 6th

December 2022, that in order to be able to discharge parts a) and b) of Condition 15 the applicant

would need to confirm that mechanical ventilation will be fitted to all bedrooms on the facade of the

Chalk Parish Hall. This was to ensure that an alternative form of ventilation is available for residents to use in warmer months if they need to close windows to deaden any noise from the

Parish Hall.

I'm afraid that the information submitted is insufficient to be able to recommend that the condition

be discharged at this stage. The applicant needs to provide information as to which flats will be

fitted with the mechanical ventilation and where the equipment will be fitted. Ideally this should be

in the form of a plan/drawing. As the mechanical ventilation is needed to provide an alternative to

opening windows on the façade of the building near the Chalk Parish Hall, it may be that the inlet

drawing in fresh air will need to be located on a different façade or the noise attenuation properties of the unit may be compromised. The applicant should take advice from the manufacturer on this and include this with any further submission of details.

I have not yet received response from KCC regarding the watching brief.

Kind regards,

Lisa Williams BA (Hons) MA
Career Grade Planner
Gravesham Borough Council
Email lisa.williams@gravesham.gov.uk

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Please consider the environment before printing this email

From: Office S&M <office@officesandm.com>
Sent: Wednesday, April 5, 2023 1:18 PM
To: Lisa Williams <lisa.williams@gravesham.gov.uk>
Subject: Re: FW: 20221225 - Garages Rear of Osney Way Car Park

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Many thanks for this Lisa,
I wondered if any of those consultees have come back to you?
All the best
Hugh

On Thu, 30 Mar 2023 at 12:45, Lisa Williams <lisa.williams@gravesham.gov.uk> wrote:

Hi Hugh,

Thank you for your quick response. Further update for yourself and your client laid out below:

Summary of Conditions:

- 5 (Contaminated Land) – Supported by Environmental Protection
- 7 (Archaeology) – Awaiting Consultee comment on Watching Brief
- 9 (Sustainable Surface Water Drainage) – Awaiting Consultee comment on Maintenance Schedule
- 10 (Ground Levels and Floor Levels) – No current concerns
- 11 (Materials) – No concerns currently
- 12 (Lighting) – Environmental Protection Recommended Approval
- 13 (Boundary Treatment) - No concerns currently
- 14 (Detailed Energy and Sustainability Statement) – No current concerns
- 15 (Noise Control) – Awaiting consultee comment on ventilation details
- 22 (Design details of waste collection and delivery point) – Details clarified by agent. – No current concerns
- 23 (Soft Landscaping) – New Planting Schedule Receive – New comments received – considered acceptable 21/02/23
- 24 (Hard Landscaping) – No current concerns
- 25 (Ecology/Biodiversity Provision) – Agent Confirmed compliance condition to be removed from description.

Kind regards,

Lisa Williams BA (Hons) MA
Career Grade Planner
Gravesham Borough Council
Email lisa.williams@gravesham.gov.uk

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Please consider the environment before printing this email

From: Office S&M <office@officesandm.com>
Sent: Thursday, March 30, 2023 12:34 PM
To: Lisa Williams <lisa.williams@gravesham.gov.uk>
Subject: Re: FW: 20221225 - Garages Rear of Osney Way Car Park

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Thanks for the below Lisa,

11 : Please find the requested image attached. We confirm that all references to Hardie Ocean Blue would be replaced by references to Cedral Lap C62, and that the roofing material would be RAL 5014 as per the photo. The Cedral product can also be seen online here

: https://www.cedral.world/en-gb/cladding/our-products/choose-your-colour/?gclid=CjwKCAjw5pShBhB_EiwAvmnNV8jcbPi0pekT_zF7epzU_6XQ2T5I2O-3gnQ1Hg_PI_ZSV3o_2Y_deBoC63gQAvD_BwE

15 : The proposal is to comply with the EH request of having mechanical ventilation to each East facing bedroom. This would be achieved using a Titon Sonair acoustic (sound attenuating) filtered air supply unit which would be installed in each East facing bedroom. Please find technical information attached.

All the best

Hugh

On Thu, 30 Mar 2023 at 12:11, Lisa Williams <lisa.williams@gravesham.gov.uk> wrote:

Hi Hugh,

Thanks for your call today. I will use the previous template to provide an update, as I find it the simplest way:

Summary of Conditions:

5 (Contaminated Land) – Supported by Environmental Protection

7 (Archaeology) – Awaiting Consultee comment on Watching Brief

9 (Sustainable Surface Water Drainage) – Awaiting Consultee comment on Maintenance Schedule

10 (Ground Levels and Floor Levels) – No current concerns

11(Materials) – We find the new material proposed to be reasonable. Could you please just send an email confirming that this material will replace all those referred to as Ocean Blue in the plans, drawings and imagery submitted. Could you also attach a photograph of the grey coloured materials alone for clarity. (Excluding the blue one which was included for comparison in the image sent previously)

12 (Lighting) – Environmental Protection Recommended Approval

13 (Boundary Treatment) - No concerns currently

14 (Detailed Energy and Sustainability Statement) – No current concerns

15 (Noise Control) – Agent Confirmed Mechanical Ventilation of parish hall façade. Details to be submitted.

22 (Design details of waste collection and delivery point) – Details clarified by agent. – No current concerns

23 (Soft Landscaping) – New Planting Schedule Receive – New comments received – considered acceptable 21/02/23

24 (Hard Landscaping) – No current concerns

25 (Ecology/Biodiversity Provision) – Agent Confirmed compliance condition to be removed from description.

Those highlight in green raise no current concerns, those highlighted orange require further details or simple clarification or are awaiting consultee response.

Please note I have added some points regarding condition 11 which I had forgotten to mention but which I am sure can be easily resolved with an email.

I also note that in your latest email you confirmed that mechanical ventilation would be installed for parish hall façade and details would be submitted. I have checked and cannot see any submitted details. Please correct me if I have missed this.

As discussed, I will update you as and when consultation comments are received and hopefully we will be in a position to agree a new decision date soon.

Kind regards,

Lisa Williams BA (Hons) MA
Career Grade Planner
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Email lisa.williams@gravesham.gov.uk

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Please consider the environment before printing this email

From: Office S&M <office@officesandm.com>

Sent: Monday, March 20, 2023 10:28 AM

To: Lisa Williams <lisa.williams@gravesham.gov.uk>

Subject: Re: FW: 20221225 - Garages Rear of Osney Way Car Park

Caution: This email was sent from outside of the organisation. Do not click on links or open attachments unless you recognise the sender.

Morning Lisa,

Please find the SUDS maintenance schedule attached.

Please also find details of the proposed fan here

: https://www.titon.com/uk/products/ventilation-systems/supply_ventilation/sonair/ which would be installed in each East facing bedroom.

All the best

Hugh

On Fri, 17 Mar 2023 at 12:04, Office S&M <office@officesandm.com> wrote:

Afternoon Lisa,

Thanks for reviewing the conditions, and great we are there on many of them.

Yes, we are happy for condition 25 to be removed from the description.

For condition 7 regarding archaeology the WSI is attached, to discharge the final section.

On condition 9, I will raise this with the SUDS team and get back to you.

I can confirm that the client will proceed with mechanical ventilation to the East facing bedrooms, to answer the comments regarding condition 15 noise control from Environmental Health, and we will send details of this shortly.

Regarding condition 22 the location will be clearly marked on the ground by a change of material, while secure enclosed stores are provided by the front door of each home.

With condition 11, we've carefully looked at the points you've raised, and we'd like to suggest a compromise. The appearance of the proposal is clearly illustrated in the consented drawings, design and access statement, and application form, which form the consented documents. These materials and colours were also consented in the 2021 application. We feel that to vary these would result in a significant departure from the consent, which we consider to be outside the scope of a reasonable condition. While the comment referred to is in the body of the supportive officers report, it is not within the wording of the condition that is being assessed, neither was it raised by Peter while he was assessing the conditions, and there is no mention of changing the colour of the roof. As noted in the condition information and DAS, we have won awards for the quality of materials on the schemes we deliver, and feel that there is an opportunity for this here. The materials are shown to be highly contextual throughout the DAS and this is supported by the consent. We are keen therefore to preserve the quality of the scheme as consented.

That said, we have taken your comments on board and looked at a compromise, and would like to note that none of the materials are painted, so we are restricted by factory colours, in order to guarantee the quality of the material. We have tested a number of colours, and in place of the darker blue would like to suggest a greyer and lighter weatherboard from an alternative manufacturer, which we think will address concerns over the darker material. Please find an image of this attached, showing the darker original weatherboard at the bottom, the revised proposed weatherboard in the middle, and the coloured metal roof at the top. If this is acceptable, we would suggest that the roof material is kept as the coloured finish proposed, since making this grey or bare metal will make the top floor stand out more and be detrimental to the reading of the proposal as consented. The current proposal for the roof is toned down, as I noted before, and already has standing

seam detailing to give it texture and modelling. We would again note that this change was not requested in the officer's feedback, and that it is essential to the quality of the scheme that this is a coloured finish. We think a bare metal would look of poor quality, and not be the standard required. Meanwhile the proposed colour would match with the lighter and greyer weatherboard, to complement it as shown in the photo attached.

We hope this compromise is acceptable, as we think this would respect the comments you have, while delivering a high-quality scheme.

All the best

Hugh

On Thu, 16 Mar 2023 at 16:15, Lisa Williams <lisa.williams@gravesham.gov.uk> wrote:

Dear Hugh,

Thank you for your call earlier today, which unfortunately, I missed.
Before returning your call, I thought it would be useful to provide a further update on the assessment as it stands.
Please see below:

Summary of Conditions:

5 (Contaminated Land) – Supported by Environmental Protection

7 (Archaeology) – Awaiting Watching Brief

9 (Sustainable Surface Water Drainage) – Details of maintenance after construction do not appear to be provided.

10 (Ground Levels and Floor Levels) – No current concerns

11 (Materials) – The blue timber elements should be toned down and the third-floor roof elements should be differentiated to reduce the oppressive bulky appearance. Perhaps a neutral aluminium to add texture and tone down the appearance could work here.

12 (Lighting) – Environmental Protection Recommended Approval

13 (Boundary Treatment) - No concerns currently

14 (Detailed Energy and Sustainability Statement) – No current concerns

15 (Noise Control) – Further comments received from EH. Awaiting confirmation that of Mechanical Ventilation of parish hall façade from Agent.

22 (Design details of waste collection and delivery point) – Query re the waste collection point. Will this be clearly marked on the ground or will a bin store be erected?

23 (Soft Landscaping) – New Planting Schedule Receive – New comments received – considered acceptable 21/02/23

24 (Hard Landscaping) – No current concerns

25 (Ecology/Biodiversity Provision) – Compliance condition does not require discharge. Should be removed from description.

Those highlight in green raise no current concerns, those highlighted orange require further details or simple clarification, those in red require amendment. I am available to discuss this with you tomorrow, if there is a suitable time for yourself?

Kind regards,

Lisa Williams BA (Hons) MA
Career Grade Planner
Gravesham Borough Council
Email lisa.williams@gravesham.gov.uk

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Extensions/Alterations Design Guide SPD**

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Please consider the environment before printing this email

From: Lisa Williams
Sent: 14 February 2023 17:10
To: Office S&M <office@officesandm.com>
Subject: 20221225 - Garages Rear of Osney Way Car Park

Dear Hugh,

I have reviewed the details you have sent to me today. So that we are on the same page, I wanted to provide an update to my assessment having reviewed the current information.

I am still yet to formulate an opinion on condition 9, 10, 14, 22 and 24 and will advise should any concerns arise for these.

I currently have no concerns regarding condition 5, 12, and 13. We are awaiting update comment on condition 23. I am your confirmation of mechanical ventilation on condition 15. I am waiting for you to submit a watching brief for condition 7.

Condition 25 does not require discharge of details; it merely requires compliance.

With regard to condition 11, I continue to have reservations and have sought second opinions from other colleagues and continue to agree with the original case officer that the proposed materials would be garish. The sample photographs provided do lessen my concerns with regard to the yellow timber. However, I feel that the blue timber should be a more toned-down colour. The roof areas would also benefit from use of a different neutral colour and material to decrease the bulky appearance at the highest points and to add visual texture to the building. Having given this careful consideration, I am afraid that I am firm in this advice and do not feel that I can discharge this condition as it currently stands.

Summary of Conditions:

5 (Contaminated Land) – Supported by Environmental Protection

7 (Archaeology) – Awaiting Watching Brief

9 (Sustainable Surface Water Drainage) – To be reviewed

10 (Ground Levels and Floor Levels) – To be reviewed

11 (Materials) – The blue timber elements should be toned down and the third-floor roof elements should be differentiated to reduce the oppressive bulky appearance. Perhaps a neutral aluminium to add texture and tone down the appearance could work here.

12 (Lighting) – Environmental Protection Recommended Approval

13 (Boundary Treatment) - No concerns currently

14 (Detailed Energy and Sustainability Statement) – To be reviewed

15 (Noise Control) – Further comments received from EH. Awaiting confirmation that of Mechanical Ventilation of parish hall façade from Agent.

22 (Design details of waste collection and delivery point) – To be reviewed

23 (Soft Landscaping) – New Planting Schedule Receive – Awaiting comments from KCC Biodiversity

24 (Hard Landscaping) – To be reviewed

25 (Ecology/Biodiversity Provision) – Compliance condition does not require discharge. Should be removed from description.

I hope this provides clarity. As previously advised, I will be on annual leave tomorrow but will be contactable again from Thursday with the exception of site visits which I have scheduled for that morning.

Kind regards,

Lisa Williams BA (Hons) MA
Career Grade Planner
Gravesham Borough Council
Email lisa.williams@gravesham.gov.uk

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