



## Delegated Report

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| <b>Application No:</b> | <b>20240619</b>                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Location:</b>       | <b>Heritage House, 79 - 80 High Street, Gravesend DA11 0BH</b>                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Description:</b>    | <b>Application for the approval of conditions 3, 4a, 5, 6, 7 and 8 attached to planning permission reference number 20230567 relating to details of the refuse arrangements (3), a noise impact assessment (4a), a sound insulation assessment (5), a comprehensive Code of Construction Practice Strategy (6), building recording (7) and details of proposed cycle storage facilities at a rate of one space per room (8).</b> |
| <b>Applicant:</b>      | <b>Mr Satnam Singh Dhaliwal, SD And JD Property Limited</b>                                                                                                                                                                                                                                                                                                                                                                      |

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### Submitted Documents/Plans

Application form  
Drawing no. 01 rev A (proposed block plan)  
Drawing no. 02 rev A (proposed bin details)  
Drawing no. 03 rev A (typical section of secondary glazing)  
Building Acoustic Test by Airtight Building Solutions Ltd  
Construction Practice Strategy Plan by Design and Plan Consultants  
Noise Impact Assessment by Aran Acoustics and Airtight Building Solutions Ltd  
Written Scheme of Investigation by JF Heritage

### Relevant Planning History

20230567      Change of use from existing use Class E to sui generis (HMO) use and office on the ground floor with alterations to the buildings.

### Consultations, Publicity and Representations

#### Historic England

Thank you for your letter of 16 July 2024 regarding the above application for planning permission.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the

proposals. However, if you would like advice from us, please contact us to explain your request.

#### GBC Waste and Recycling

I have reviewed the amended planning application and have the following comments on refuse collection arrangements.

The property is a 7 bedroom HMO so the property requires space for a minimum of 2 x 240ltr bins for each material type (refuse and recycling), so 4 bins in total. To allow for food waste there needs to be space for 3 x 23ltr food caddies

I have detailed below the measurements of each type of bin.

| Capacity | 240ltr Recycling Bin | 23ltr Food Caddy |
|----------|----------------------|------------------|
| Length   | 585mm                | 380mm            |
| Width    | 740mm                | 290mm            |
| Height   | 1100mm               | 405mm            |

#### GBC Environmental Protection

##### **Condition 4 - noise impact assessment**

The noise assessment is based on external noise measurements at both the front and rear of the property so all noise sources in the area will have been captured. In order to achieve the internal noise levels as specified in BS8233:2014 (and Condition 4), secondary glazed units will need to be fitted to the inside of the existing windows. An acoustic performance for these units has been provided in section 6.2 and is based on the following – 4mm existing glass, 100mm air gap, 6mm secondary glazing.

The report also advises that an alternative means of ventilation will be needed as levels with windows open for ventilation will exceed the noise criteria. Trickle vents are recommended, and the specification is given in Table 6.4.

This approach is satisfactory from Environmental Protections perspective and will ensure that internal noise levels are compliant with BS8233:2014. In this respect, part (a) of Condition 4 can be discharged.

It is recommended that the Conservation Officer is advised of this specification to ensure that the secondary glazing units and trickle ventilation can be fitted in the Listed building.

##### **Condition 5 - sound insulation assessment**

An appropriate sound insulation assessment has been undertaken. Specifications are provided for the main separating walls (Table 4.3) and the separating floors (Table 4.3). Provided the conversion works are undertaken in accordance with these specifications the sound insulation levels of the internal partitions will be compliant with the minimum levels stated in the Building Regulations as required by Condition 5.

This first part of Condition 5 has therefore been complied with and there is no objection to this part being discharged.

However, Condition 5 also requires the following

*Any works identified being required in order to achieve these minimum levels shall be implemented*

*and evidence provided (if necessary, by way of a further sound insulation assessment report) for approval by the Local Authority prior to first occupation.*

This part cannot be discharged at this time.

Again, as with condition 4, it is recommended that the Conservation Officer is advised of this specification to ensure that these works can be undertaken in the Listed building.

### **Condition 6 - Code of Construction Practice**

The submitted plan is acceptable and addresses the matters required by Condition 6. There is no objection to this condition being discharged.

### KCC Heritage

Thank you for consulting us on this application in relation to the submission of a Written Scheme of Investigation for historic building recording during the development works. The submitted document would be appropriate and could be approved. Your Conservation Officer may also wish to comment.

### GBC Conservation Officer

The submitted details and revised details are acceptable.

### **Analysis**

Condition 3 states:

*Prior to the first occupation or use of the development hereby approved, details of the refuse arrangements shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste and security arrangements for the refuse stores. The approved refuse facilities and arrangements shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times. For the avoidance of doubt this includes the refuse facilities and arrangements for both the residential and commercial elements of this permission.*

*Reason: In order to ensure the development is served by a suitable refuse storage area in the interest of amenity and in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).*

Drawing no. 01 rev A shows four 240L bins and 4 food caddies. These details are considered acceptable and therefore condition 3 can be discharged.

Condition 4 states:

*a) Before any works commence, a noise impact assessment shall be carried out and shall be submitted to and approved, in writing, by the Local Planning Authority. For the avoidance of doubt the noise impact assessment shall set out how the change of use of the building will ensure compliance with the following requirements:*

*i. The internal ambient noise levels in all habitable rooms of the residential dwellings shall not exceed the guideline LAeq values in Table 4 of BS 8233:2014*

*ii. The maximum internal noise levels in all habitable rooms should not normally exceed 45dB LAmax more than 10 times per night in accordance with the Professional Practice Guidance on Planning & Noise and the WHO Guidelines for Community Noise.*

*iii. The rating noise from fixed building services/mechanical plant/equipment associated with the*

development shall be at least 10dB below the existing LA90 background level at the nearest noise sensitive receptors (i.e. dwellings) when measured and assessed in accordance with BS4142:2014

Where compliance with these criteria will rely on closed windows, the development must include sufficient and suitable ventilation to affected residential dwellings by means other than opening windows to ensure that the internal noise levels required by the above conditions can be retained all year round. The noise assessment should not be limited to noise from traffic and plant but should also take into account the impact of other existing audible noise sources such as music and behavioural noise from, and associated with, existing licenced premises (in the areas of Queen Street, High Street & Town Pier) during the evening and night-time economy period, Tilbury port operations, and early morning delivery noise to nearby commercial uses, as appropriate.

b) Prior to first occupation of the apartments, a suitable post-completion demonstrating compliance with (a) shall be submitted to and approved, in writing, by the Local Planning Authority. The approved details shall be maintained for the lifetime of the development.

*Reason: To safeguard conditions of amenity in accordance with policy CS19 of the Gravesham Core Strategy 2014 and para. 135f of the National Planning Policy Framework 2023.*

The applicant has submitted a Building Acoustic Test by Airtight Building Solutions Ltd and Noise Impact Assessment by Aran Acoustics and Airtight Building Solutions Ltd. Part (a) of condition 4 can be discharged. Part (b) cannot be discharged until a suitable post-completion report is submitted.

**Condition 5 states:**

*Prior to the first occupation of the HMO units, a sound insulation assessment shall be carried out, submitted to and approved in writing by the Local Planning Authority. The Assessment shall include details of the assessment methodology and the sound insulation performance of the internal wall partitions, internal floor/ceiling partitions and also adjacent party wall partitions. The sound insulation performance of these shall resist the transmission of airborne sound and impact sound to demonstrate that the minimum levels stated in the Building Regulations are capable of being complied with. The assessment will also include details of any proposed works to achieve these levels.*

*Any works identified being required in order to achieve these minimum levels shall be implemented and evidence provided (if necessary, by way of a further sound insulation assessment report) for approval by the Local Authority prior to first occupation.*

*Reason: In order to protect the amenity of future occupiers in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).*

The applicant has submitted a Building Acoustic Test by Airtight Building Solutions Ltd and Noise Impact Assessment by Aran Acoustics and Airtight Building Solutions Ltd. The details submitted are acceptable and no mention has been made of any further identified works and therefore this condition can be discharged. If it is later found that further works are required to achieve the minimum levels then a further report will be required to be submitted to the local planning authority.

**Condition 6 states:**

*A comprehensive Code of Construction Practice Strategy, covering the environmental impacts from the relevant clearance/construction phase of the development, shall be submitted to and approved, in writing, by the Local Planning Authority prior to the commencement of the*

development. The development hereby permitted shall thereafter be carried out in accordance with the approved Code of Construction Practice Strategy. For the avoidance of doubt the Code of Construction Practice Strategy shall include the following (where relevant):

- a) Construction Logistics Plan (CLP);
- b) Parking of vehicles of site personnel and visitors;
- c) Storage of plant and materials;
- d) Dust management controls;
- e) Location and height of cranes and scaffolding;
- f) Measures of minimising the impact of noise and, if appropriate, vibration arising from construction activities;
- g) Predicted noise and, if appropriate, vibration levels for construction using methodologies and at locations agreed with the Local Planning Authority;
- h) Scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authority;
- i) Scheme for location and appearance security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- j) 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);
- k) Hours of operation
- l) Smoke management controls;
- m) Odour controls;
- n) Road cleaning and wheel washing facilities;
- o) Any other matters relevant to this particular site.

Development shall thereafter proceed only in accordance with the approved Strategy, including any required remedial or monitoring measures.

*Reason: To safeguard the amenities of surrounding properties in accordance with policy CS19 of the Gravesham Core Strategy 2014 and para. 135f of the National Planning Policy Framework (2023).*

The details provided are acceptable and this condition can be discharged.

Condition 7 states:

*No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.*

*Reason: To ensure that historic building features are properly examined and recorded.*

The submitted information is acceptable and this condition can be discharged.

Condition 8 states:

*Prior to the development herein permitted being occupied details of proposed cycle storage facilities at a rate of one space per room shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage facilities shall be provided prior to first occupation of the relevant phase of the development and thereafter be retained for such purposes at all times.*

*Reason: In order to encourage options for sustainable travel in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014) and saved Policy P3 of Gravesham Local Plan First Review (1994).*

The amended plan now shows storage for one bike per room which meets the adopted standard and is therefore acceptable. This condition can be discharged.

**Recommendation:**

Discharge conditions 3, 4a, 5, 6, 7 and 8 of 20230567.

**See draft Decision**

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|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <b>Case Officer:</b>                                                                             | <b>Team Leader:</b> Richard Hart                                                                 |
| <b>Signed:</b>  | <b>Signed:</b>  |
| <b>Dated:</b> 14 January 2025                                                                    | <b>Dated:</b> 14 <sup>th</sup> January 2024                                                      |