

Delegated Report

Approval of Conditions Application

Application No:	20241162
Location:	Land At Worcester Close, Istead Rise, Gravesend, Kent, DA13 9LB
Description:	Application for the approval of condition 12 (Crime Prevention Measures) attached to planning reference number 20230136.
Applicant:	Elkins Construction

Submitted Documents/Plans

- Application Form – dated 17 December 2024;
- Supplementary Information – Kent Police Letter: Designing Out Crime (Secured By Design);
- Un-numbered Plan Drawing – Secured by Design Mark-up.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230136	Construction of 8 new affordable rent residential units (Use Class C3) with associated vehicular and pedestrian access, car parking, cycle parking, refuse storage and landscaping.	PERMITTED	29.11.2023

Consultee Response

Kent Police – Designing out Crime Team – Following a meeting with the design team, can believe the approved of condition 12 has been met.

Officer's Analysis

This application seeks approval of condition 12 attached to planning permission reference 20230126, relating to crime prevention measures.

Condition 12 states:

- 12. Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence, details of crime prevention measures according to the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED) shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to any of the residential units hereby permitted first being occupied and shall thereafter retained.*

This condition was attached to ensure that the development protects the environment of the site and its locality in the interest of crime prevention and community safety.

The supporting information includes a mark-up plan, showing the location of all the crime prevention measures recommended by Kent Police:



This is considered to address the crime prevention measures in the interest of community safety, and condition 12 can be discharged.

Conclusion

The application has been supported by sufficient information to dismiss condition 12 (Crime Prevention Measures).

Recommendation

Approval of Condition

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:	Ethan Bonthron	Signed:	F Walsh
Dated:	1 st July 2025	Dated:	04 July 2025