

Delegated Report

Post-Committee Report

Application No:	20240013
Location:	Former St Josephs Convent Preparatory School, 46 Old Road East, Gravesend, Kent, DA12 1NR
Description:	Conversion of existing Victorian building into 6 flats. Demolition of existing outbuildings. Erection of a 3 storey medical centre. Erection of a building containing 7no flats. Erection of 41no houses. Associated works to include; access, public open space and landscaping.
Applicant:	Galliard (Gravesend) Ltd

Reason for Report

The purpose of this report is to address any changes following the resolution of Planning Committee, including the finalisation of planning conditions and the S106 legal agreement.

Application Background

A full planning application was submitted by Gravesham Borough Council on 5th February 2024 for the conversion of existing Victorian building into 6 flats, demolition of existing outbuildings, erection of a 3 storey medical centre, a building containing 7no flats and 41no houses, with associated works to include; access, public open space and landscaping.

The application was presented and determined at Planning Committee on 5th February 2025, where the following resolution was agreed:

The recommendation to Planning Committee is for the application to be DELEGATED to the Head of Planning to grant PERMISSION subject to the finalisation of planning conditions and completion of S106 legal agreement.

The following documents are attached as appendices:

- Appendix 1 - Committee Report (see page 13 - 75)
- Appendix 2 - Supplementary Committee Report
- Appendix 3 - Planning Committee Minutes
- Appendix 4 - Committee Decisions

Decision of Planning Committee on 5th February 2025

6a.	20240013 - Former St Josephs Convent Preparatory School, 46 Old Road East, Gravesend	RESOLVED that the application to be DELEGATED to the Head of Planning to grant PERMISSION subject to the finalisation of planning conditions and completion of S106 legal agreement. With the s.106 including the applicant contributing the sum of £600,437.30 in lieu of delivering on site affordable housing, and the financial contributions for GBC Leisure and the SAMMS payment (totalling £149,562.70)
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Planning Conditions

As per the decision of Planning Committee, the application has been delegated to the Head of Planning to grant permission, subject to the finalisation of planning conditions. The conditions are largely the same as those outlined in the Supplementary Committee Report, with some minor changes to improve consistence and change the trigger of some conditions.

Further to this, the following conditions have been added:

- **Delivery of Medical Centre**

The Supplementary Committee Report (Appendix 2), sets out that the financial contribution request from the NHS was not agreed, with a clause included within the S106 to secure £46,656.00 if there is a failure in delivery:

<i>National Health Service (NHS) request is summarised below.</i>			
Obligation	Amount	Definition/Site/Address	Comment
Healthcare services provided in the community.	£46,656.00	Towards the build cost of the new primary care medical facility proposed as part of this development.	Not agreed, there will be a clause included within the s.106 to secure this if there is a failure to deliver the medical centre.

The clause was not included within the S106 and a condition will be attached to ensure that the medical centre is completed prior to occupation of any part of the site.

The condition will read as follows:

Prior to first occupation of any part of the permitted development being occupied or used, the Medical Centre facility shall be completed in accordance with 'Drawing no. 084 - Rev. P1' and 'Drawing no. 085 - Rev. P1'.

Reason *To ensure that the medical centre is delivered in the interest of health and welfare of the community in accordance with Policy CS10 of the Gravesham Local Plan Core Strategy (September 2014).*

- **Removal of Permitted Development Rights**

A number of dwellinghouses within the development have garden sizes that marginally exceed or fall below the recommendation of Gravesham's Residential Layout Guidelines (2020). As such, permitted development rights for enlargements to the dwellinghouses, including roof enlargements and outbuildings will be removed. This will enable the Local Planning Authority to safeguard amenity space for future occupiers.

The condition will read as follows:

Notwithstanding the provisions of Classes A and B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any provision equivalent to it in any statutory instrument revoking and re-enacting or replacing that Order, no enlargements to the dwellinghouses hereby approved shall occur.

Reason *In the interests of retaining adequate private amenity space for the future occupiers of the dwellinghouses and retaining the character of the development in accordance with adopted Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).*

S106 Legal Agreement

The applicant has agreed to enter into an agreement with the Local Planning Authority under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure mitigation measures. For the purposes of this development the S106 agreement secured a contribution of £600,437.30 in lieu of affordable housing, and a financial contribution of £149,562.70 to GBC Leisure and the Thames Estuary and RAMSAR site (SAMMS).

The S106 agreement has been signed by both parties and was completed 17th November 2025

Procedural Note

Following the signing of the S106 and agreement of the extension of time, the application can now be determined in line with the resolution of planning committee 05 February 2025.

There have been no changes to local or national planning policy or PPG guidance which requires any elements of the proposal to be re-considered.

Recommendation

Permission subject to the agreed planning conditions and completed S106.

See draft decision

Case Officer:	Mr Ethan Bonthron	Head of Planning:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	17 November 2025	Dated:	20th November 2025