
SUMMARY REPORT

Application Ref:	20250262
Site Address:	The Builders Yard Lower Range Road Gravesend Kent
Application Description:	Application for variation of condition 2 attached to planning permission reference number 20190520 for erection of three storey building to form 14no. two bedroom self-contained flats; to allow increase in building height, a new ramped and stepped approach to both principle entrances along with omitting private gardens to Units 2, 3, 4 & 5.
Applicant:	Gravesham Borough Council
Agent:	Mr L Wood, Abbey Design
Ward:	Denton
Parish:	Non-Parish Area
Decision due date:	19 June 2025
Publicity expiry date:	25 April 2025
Decision Level:	Planning Committee
Reason for referral:	This is an application made by Gravesham Borough Council
Recommendation:	Grant planning permission subject to the conditions set out within this report, and to delegate authority to the Head of Planning to make any necessary modification, deletion or addition to the proposed conditions.

Summary of Reasons for Recommendations

This application is a variation of condition application to allow for the increase in height of the building to protect the habitable living accommodation from flood risk and for the construction of a ramp and stepped access to the building. Condition 1 is proposed to be removed as the development has already commenced. Condition 2 is proposed to be varied to allow for amended plans. The remainder of the conditions are proposed to be removed or varied due to already being discharged under the original planning reference.

The proposed increase in height, steps and ramped access is not considered to have any detrimental impact on the character and appearance of the street scene, amenity, flood risk, parking or highway safety and therefore accords with the Development Plan and material considerations, and the application is recommended for approval.

MAIN REPORT

1. Site Description and Surroundings

- 1.1. The application site is located at the eastern end and on the southern side of Lower Range Road. It is irregular in shape and measures 1,727m² in area. The site was formally in use as a builder's yard. It does not contain any permanent buildings. The site is hardsurfaced in a variety of materials including concrete, tarmac and paving.
- 1.2. To the west of the site lies a recent development comprising a terrace of two-storey residential properties with accommodation within the roof space known as 'Old School Yard'. The public highway lies to the north of the site beyond which lie residential properties fronting Lower Range Road including another flatted development referred to as 'Markers Lodge'. To the south of the site lie residential units which face onto Havengore Avenue. Open land lies to the east. To the northeast of the site lies a commercial site with access onto Dering Way, which is known as the 'Comma Works' site.

2. Planning History

20220991	Application for approval of condition 5 Parts (i)(ii) and (iii) attached to planning permission reference number 20190520 relating to the details of a scheme for sustainable surface water drainage .	Approval of details	04.11.2022
20220285	Application for non-material amendment to planning permission reference number 20190520 to allow increase in length and depth of building including increase in stair 1 & 2 and alteration of a window.	Permitted	25.04.2022
20220092	Application for approval of condition 5 Parts (i)(ii) and (iii) attached to planning permission reference number 20190520 relating to the details of a scheme for sustainable surface water drainage .	Approval of details	19.05.2022
20211523	Application for approval of condition 3 attached to planning permission reference number 20190520 relating to details and samples of all materials including surface materials to be used externally.	Approval of details	02.02.2022
20211467	Application for approval of condition 4 attached to planning permission reference	Approval of details	28.01.2022

	number 20190520 relating to the details of the Code of Construction Practice.		
20211465	Application for approval of condition 8 attached to planning permission reference number 20190520 relating to the details of the Piling Statement.	Approval of details	01.03.20 22
20211464	**REVISED DESCRIPTION** Application for approval of condition 7 (i), (ii) and (iii) attached to planning permission reference number 20190520 relating to the details of the risk assessment and contamination.	Approval of details	28.01.20 22
20190520	Erection of three storey building to form 14no. two bedroom self-contained flats.	Permitted	18.02.20 20
20160978	***REVISED PLANS*** Proposed construction of 18 dwelling units in a single block, two, three and four storeys high.	Refused	21.05.20 18

3. Proposal

- 3.1. This application seeks a variation of condition 2 and removal of condition 1, 3, 4, 5 Parts (i), (ii) & (iii), 7 Parts (i), (ii) & (iii) and 8. attached to planning permission reference number 20190520 for erection of three storey building to form 14no. two bedroom self-contained flats; to allow a new ramped and stepped approach to both Stair 1 and 2 principle entrances along with omitting private gardens to Units 2, 3, 4 & 5.

4. Planning Policy, Development Plan and other Material Considerations

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS07 – Economy, Employment and Skills
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- LT6 – Additional Open Space in New Housing Development

- 4.1. Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.
- 4.2. The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 5 – Delivering a sufficient supply of homes
- Section 8 – Promoting healthy and safe communities
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- Design for Gravesham: Design Code (2024);
- SPG 4 - KCC Parking Standards (2006);

5. Consultations and Publicity Responses

Consultations

Environment Agency

- 5.1. We have reviewed the proposed plans and have no objections to the removal of these conditions as long as the proposed piling methodology is maintained.
- 5.2. Please note that our comments are based on the details available to us at the time of writing. If any subsequent changes are made to the application, please reconsult us.

Southern Water

- 5.3. No objections received.

KCC Flood and Water

- 5.4. Kent County Council as Lead Local Flood Authority has reviewed the Planning Statement (March 2025) regarding condition 17 and can inform the LPA that we raise no objections to the proposals from a surface water management perspective.

- 5.5. This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

GBC Environmental Protection Officer

- 5.6. There is no objection to this application. It's noted that conditions 4 (CMP) and parts (i), (ii) and (iii) (contaminated land) from the original permission have already been complied with and discharged. In this respect, there is no objection to these being removed from any permission granted under this application. However, it is imperative that part (iv) of condition 7 is re-attached as this relates to the verification of the remediation works required on the site.

Neighbouring properties

- 5.7. The application has been advertised by site notice and press notice and individual letters to 31 properties. One letter of objection has been received. Main concerns:

- Overlooking of 15 gardens and flats
- Concerns if balconies are proposed
- Increase in noise
- Construction noise
- Impact on value of properties (not a material planning consideration)
- Loss of biodiversity
- No mention of parking
- Pressure on water supply and waste
- Do not wish to live next door to an uncompleted project (not a material planning consideration)
- Will compensation be provided (not a material planning consideration)

6. Planning Analysis and Head of Planning Comments

Principle of Development and Housing Need

This application is made under section 73 of the Town and Country Planning Act 1990 that relates to the determination of applications to develop land without compliance with conditions subject to which a previous planning permission was granted.

- 6.1. In deciding an application under section 73, the Local Planning Authority must only consider the conditions that are the subject of the application – it is not a complete re-consideration of the original application. In this case the applicant is seeking a variation to the approved plans through the use of a section 73 application, whilst seeking the removal and variations of conditions which have already been discharged.
- 6.2. In relation to s.73 applications, the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and:
- (a) if they decide that planning permission should be granted subject to conditions differing from those subjects to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and
 - (b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.

- 6.3. Under section 73 applications, conditions attached to the original consent are carried across to the new section 73 application where those conditions continue to have effect. Conditions that have been discharged, are not repeated under the new consent proposed for this application, to avoid the applicant having to repeat the process of discharging conditions, that have already been discharged. However, as set out by the Supreme Court, in their decision for Trump International Golf Club Scotland v Scottish Ministers, that a s.73 permission can be used to amend a previous decision, and that conditions from the original decision do not simply have to be restated, due to the Local Authorities intention for these to be applied via the description of development, rather than restating them under the s.73 permission.
- 6.4. The principle of development at this site has already been accepted under planning application 20190520. As there are no proposed changes to the number of units, matters of housing need are not considered further.

Proposed Changes to Conditions

- 6.5. The principle of the development has already been determined and therefore it is not intended to repeat this section.

Condition 1 states:

- 6.6. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
- 6.7. Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 6.8. This is a standard condition which ensures development is commenced within three years of the decision. The permission has been implemented by the installation of drainage in accordance with condition 5 of the original consent and therefore is extant. As the permission has been implemented, there is no need to repeat this condition under any consent forthcoming via this application.

Condition 2 states:

- 6.9. The development hereby approved shall be carried out in accordance with the following schedule of approved plans:

Application Form Date 17 May 2019

Design and Access Statement Dated 13 May 2019

Flood Risk Assessment Reference 4523 Dated May 2019

Water Drainage Strategy Reference 3235 Dated May 2019;

Site Location Plan (Scale 1:1250);

Drawing no. D-01 Revision D (Site Location Plan and Proposed Block Plan) REVISED;

Drawing no. D-02 Revision B (Proposed Floorplans);

Drawing no. D-03 Revision A (Proposed Elevations and Section)

Drawing no. D-04 Revision A (Proposed Street Elevation and Details of Bin Store, Cycle Store and Pergola)

Reason: For the avoidance of doubt and in the interest of proper planning.

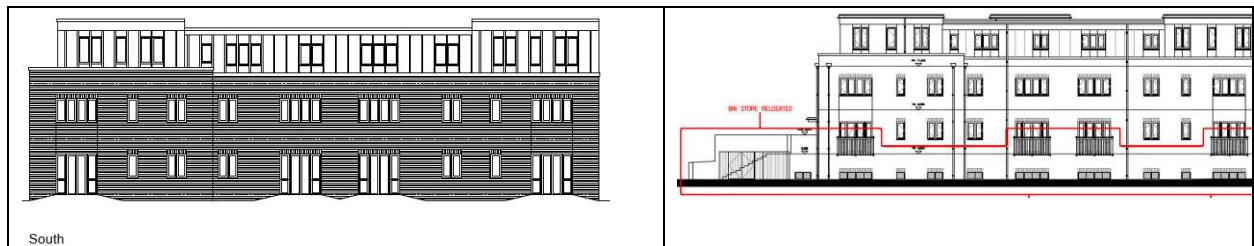
- 6.10. The proposed seeks to amend the drawings as per the table below:

APPROVED DRAWINGS APP : 20190520	DRAWING TITLE APP : 20190520	SUBSTITUTE DRAWINGS THIS APPLICATION	DRAWING TITLE THIS APPLICATION
D-01 REVISION D	SITE LOCATION PLAN & PROPOSED BLOCK PLAN	25/578/01 REVISION P1	SITE LOCATION PLAN
D-02 REVISION B	PROPOSED FLOOR PLANS	25/578/02 REVISION P1	EXISTING PLANS
D-03 REVISION A	PROPOSED ELEVATIONS AND SECTION	25/578/03 REVISION P1	EXISTING ELEVATIONS & SECTION
D-04 REVISION A	PROPOSED STREET ELEVATION & DETAILS OF BIN STORE, CYCLE STORE & PERGOLA	25/578/04 REVISION P3	PROPOSED SITE PLAN
		25/578/05 REVISION P2	PROPOSED PLANS

6.11. The plans are shown below:







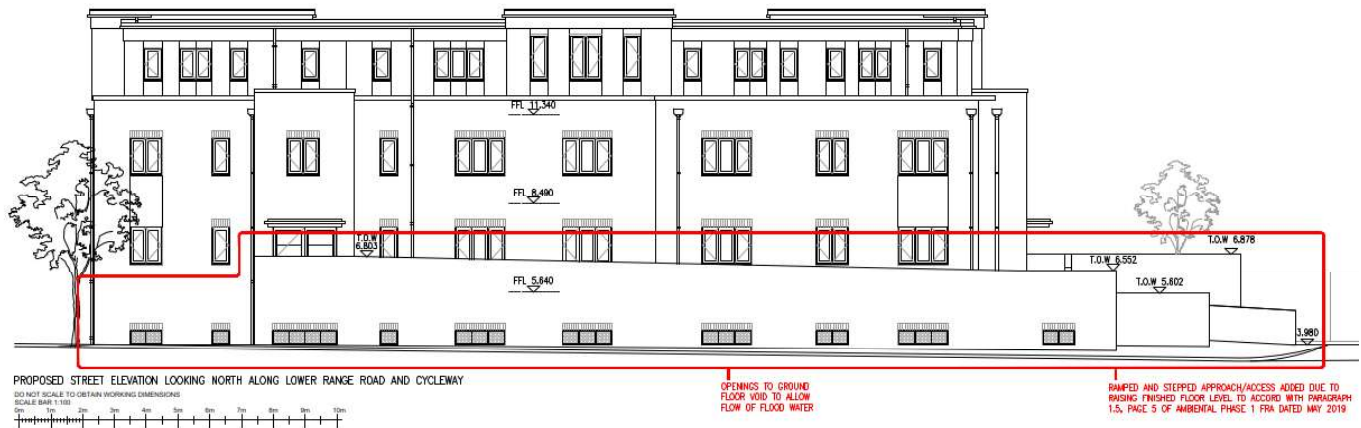
- 6.12. A set of plans were also approved as a non-material amendment under reference 20220285 which allowed for an additional window, a height increase to stair 1 and 2, and parapet wall to be realigned. The result of this was an increase to the overall length of approx. 0.2m and width of 0.51m. As the non-material amendment does not result in a new permission these are not part of the approved plans, but the changes proposed under this application incorporate these changes. Therefore, the plan numbers being altered are those shown below:

D-01 rev D is being superseded by 25/578 04 rev P3
 D-02 rev B is being superseded by 25/578 05 rev P2
 D-03 rev A is being superseded by 25/578 06 rev P3

- 6.13. The reason for the requested change is due to condition 17 requiring finished floor levels no lower than 5.64m AOD. To comply with this, the finished floor levels would be 1.64m above general existing levels and therefore the applicant is seeking to address this by including a new ramped and stepped approach to both Stair 1 and 2, the principle entrance, along with omitting private gardens to units 2, 3, 4 and 5 which, due to the finished floor level, would require a raised deck/stepped access encouraging unit to unit overlooking.
- 6.14. These changes have the potential to impact on design and amenity and each is taken below.

Design

- 6.15. The design changes involve an increase in height of the building by approximately 1.6m. It would not involve an additional floor but will create a void under the building to allow for the flow of flood water. It will also result in the front and rear doors being raised, meaning they cannot access the proposed rear gardens. To overcome this these flats are now shown to be served by Juliet balconies, to provide access to the front and rear doors which meets Building Regulations requirements, a new ramp and stairs are proposed. The increase in height will result in a higher building than approved but no higher than that which is adjacent to the site (to the west). The application site is situated close to industrial buildings (to the north east) of a larger scale and is therefore located in an area of varying character and scale. The additional 1.6m is not considered to result in a detrimental impact to the character of the area and therefore no objection is raised. The design remains the same save for the access ramp to the front and ramp and stair access to the western side. This access is to be bounded by a wall to match the existing building as shown below:



- 6.16. Condition 3 of 20190520 has been discharged and therefore a new condition is recommended to ensure that the addition of the ramp/retaining wall is finished in the same materials as approved by this condition.
- 6.17. The vehicular and cycle parking provision remains the same and in a similar position. The refuse storage will be screened by the access ramp and wall whilst retaining the same provision. As it will be screened as before there will be no detrimental impact on the character and appearance of the street scene.
- 6.18. The proposed changes to the plans will have no detrimental impact on the character and appearance of the area and therefore accord with Policy CS19 of the Gravesham Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2024.

Amenity

- 6.19. The increase in height of the building will not result in any additional overlooking to neighbouring properties over and above what was proposed as the accepted privacy distances remain the same. The private gardens have been removed, as they would require steps/ramps to the rear doors which would result in unit to unit overlooking. The private gardens are not required by the adopted residential standards, however communal amenity space of 10sqm per dwelling is required. The plans show a communal garden that exceeds 10sqm per unit and therefore accords with adopted guidance. The ramp and steps are located to the front and side of the building and, as they are not coming any closer to any windows of neighbouring properties, no concerns are raised with regards to loss of privacy.
- 6.20. The proposed changes to the plans will have no detrimental impact on the amenity of future occupiers or neighbouring properties and therefore accord with Policy CS19 of the Gravesham Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2024.
- 6.21. The revised Condition 2 shall now state:

The development hereby approved shall be carried out in accordance with the following schedule of approved plans:

Application Form Date 17 May 2019
 Design and Access Statement Dated 13 May 2019
 Flood Risk Assessment Reference 4523 Dated May 2019
 Water Drainage Strategy Reference 3235 Dated May 2019;

Site Location Plan (Scale 1:1250);

Drawing no. 25/578 04 rev P3 (Site Location Plan and Proposed Block Plan;

Drawing no. 25/578 05 rev P2 (Proposed Floorplans);

Drawing no. 25/578 06 rev P3 (Proposed Elevations and Section)

Drawing no. 25/578 08 rev P1 (Proposed Street Elevation and Details of Bin Store, Cycle Store and Pergola)

Reason: For the avoidance of doubt and in the interest of proper planning.

- 6.22. Due to the following conditions having been discharged already, they will not be expressly repeated in their original form within the decision notice for this s.73 application, should Members be minded to approve the application, conditions 3, 4, 5 Parts (i), (ii) & (iii), 7 Parts (i), (ii) & (iii) and 8.

Condition 3 states:

- 6.23. Details and samples of all materials including surface materials to be used externally on any part or phase of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced; the development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure a high quality of design pursuant to Gravesham Local Plan Core Strategy Policy CS19: Development and Design Principles.

- 6.24. Condition 3 has been discharged by application reference 20211523 however, as no works have commenced above ground, a condition is still required to ensure the development is maintained using the approved materials and also includes the proposed ramp and step works.

- 6.25. Condition 3 therefore is to be varied to state:

- 6.26. All materials including surface materials to be used externally on any part or phase of the development hereby permitted shall match those submitted under planning reference 20211523 and maintained thereafter.

Reason: In the interests of visual amenity and to ensure a high quality of design pursuant to Gravesham Local Plan Core Strategy Policy CS19: Development and Design Principles.

Condition 4 states:

- 6.27. No development approved by this permission shall be commenced until a comprehensive Code of Construction Practice covering environmental impacts in the construction phase of this development is provided by the applicant and submitted for approval to the Local Planning Authority. The approved scheme shall include details of hours of work during the construction period, delivery times for materials, parking of vehicles of site personnel and visitors, loading and unloading of plant and materials, storage of materials and wheel washing proposals; the development hereby permitted shall be carried out in accordance with the approved Code of Construction Practice.

Reason: To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity and in accordance with Gravesham Local Plan Core Strategy Policy CS19: Development and Design Principles.

- 6.28. This condition was discharged under reference 20211467. The development is not yet complete and therefore this condition shall be amended
- 6.29. Condition 4 therefore is to be varied to state:
- 6.30. The Code of Construction Practice submitted and approved under reference 20211467 shall be adhered to throughout the construction of the development herein approved.

Reason: To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity and in accordance with Gravesham Local Plan Core Strategy Policy CS19: Development and Design Principles.

Condition 5 states:

- 6.31. No development approved by this permission shall be commenced until a scheme for sustainable surface water drainage has been submitted and approved, in writing, by the Local Planning Authority. The detailed drainage scheme shall be based upon the Surface Water Drainage Strategy by Ambiental (May 2019, Version 2.0) submitted with the application and shall;
- (i) demonstrate that the surface water generated by this development can be accommodated and disposed of without increase to flood risk on or off-site, for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm;
- (ii) demonstrate that the silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters; and
- iii) demonstrate appropriate operational, maintenance and access requirements for each drainage feature or SuDs component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The surface water drainage scheme shall thereafter be implemented in full prior to first residential occupation of the development and thereafter maintained and managed in accordance with the approved scheme.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal; to ensure that the development does not contribute to, or is not put at risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants and to ensure ongoing efficacy of the drainage provisions, in accordance with Gravesham Local Plan Core Strategy Policy CS18: Climate Change and CS19: Development and Design Principles.

- 6.32. This condition was originally discharged under reference number 20220092 however an alternative drainage strategy was needed and this condition was discharged again under reference 20220991.
- 6.33. Condition 5 therefore is to be varied to state:

- 6.34. The surface water drainage scheme approved under reference 20220092 shall be implemented in full prior to first residential occupation of the development and thereafter maintained and managed in accordance with the approved scheme.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal; to ensure that the development does not contribute to, or is not put at risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants and to ensure ongoing efficacy of the drainage provisions, in accordance with Gravesham Local Plan Core Strategy Policy CS18: Climate Change and CS19: Development and Design Principles.

Condition 7 states:

- 6.35. No development approved by this planning permission shall commence until a strategy to deal with the potential risks associated with any contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

- (i) A preliminary risk assessment which has identified all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors, and potentially unacceptable risks arising from contamination at the site.
- (ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- (iii) The results of the site investigation and the detailed risk assessment referred to in (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- (iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with Paragraph 170 of the National Planning Policy Framework and Local Plan Core Strategy Policy CS18: Climate Change.

- 6.36. Parts (i), (ii) and (iii) of condition 7 were discharged under reference 20211464. Part (iv) remains to be discharged.

- 6.37. Condition 7 therefore is to be varied to state:

- 6.38. Prior to the occupation of the development a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy approved by application reference 20211464 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be submitted to and approved in writing by the Local Planning Authority.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

- 6.39. Reason: To ensure that the development does not contribute to, or is put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with Paragraph 187 of the National Planning Policy Framework and Local Plan Core Strategy Policy CS18: Climate Change.

Ecology and Biodiversity

- 6.40. The Thames Estuary and Marshes Ramsar site and Special Protection Area (SPA) are internationally important for nature conservation as the area is a wetland and supports important numbers of wintering waterbirds and migrating birds. There has been a decline in the number of birds using these sites in recent years. Studies show that this could be due to people using the estuary and marshes for recreation purposes. The North Kent Bird Disturbance Report concludes that all new housing development within 6km of the North Kent Ramsar Sites or Special Protection Areas (including the Thames Estuary and Marshes) and larger housing development beyond 6km from the sites could have an adverse impact on them. This is because new housing development is likely to lead to further increases in recreational use of the sites which means that further declines in the bird population cannot be ruled out. Possible mitigation measures are set out in the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring Strategy.
- 6.41. The Appropriate Assessment for the original permission deals with the matter, and the required planning obligation has been paid via the section 106 agreement accompanying the original decision, the s.106 for the original decision will be carried over to this s.73 application. Therefore, the development complies with the requirements of the Habitat Regulations and Section 15 (specifically paragraphs 193 and 194) of the National Planning Policy Framework 2024 and Policy CS12 of the Gravesham Local Plan Core Strategy 2014.
- 6.42. As this is a section 73 application the proposal is exempt from the Biodiversity Net Gain condition.

Planning Obligations and Viability

- 6.43. The section 106 agreement accompanying the original decision will be carried over to this s.73 application, should Members be minded to approve the application.

Parking and Highways

- 6.44. The proposed changes to the plans will have no detrimental impact in terms of parking or highway safety as the number of units, amount of parking and access remain the same as approved.

Human Rights

- 6.45. The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the Convention of the same Act which sets out his/her rights in respect for private and family life and for the home. Officers consider that the proposed development would not be contrary to the provisions of the above Articles in respect of the human rights of surrounding residents/occupiers.

Equalities

- 6.46. The application has been considered in accordance with the Council's Equality Policy, which seeks to prevent unlawful discrimination, promote equality of opportunity and

good relations between people in a diverse community. In this case the proposed development is not anticipated to have any potential impact from an equality perspective.

7. Conclusion

- 7.1. The proposed changes to the plans are required to ensure that the future residents of the flats are protected from flood risk. The building will be increased in height however it will not harm the townscape or the amenity of future occupiers of the proposal, or existing neighbours. The ramp and steps will not result in overlooking and no objection is raised to the change from private garden areas to private balconies. No changes are proposed to the parking or cycle storage. In summary, the proposed changes will have no detrimental impact to the character of the area, amenities, parking or highway safety over and above the approved scheme, and therefore accords with the above mentioned policies and is recommended for approval.

8. Recommendation

- 8.1. Grant planning permission subject to the conditions set out within this report, and to delegate authority to the Head of Planning to make any necessary modification, deletion or addition to the proposed conditions.
- 8.2. For the avoidance of doubt the conditions amended keep the say numbering as those under the original approval (ref: 20190520).

Condition 2 (Approved Plans)

The development hereby approved shall be carried out in accordance with the following schedule of approved plans:

Application Form Date 17 May 2019

Design and Access Statement Dated 13 May 2019

Flood Risk Assessment Reference 4523 Dated May 2019

Water Drainage Strategy Reference 3235 Dated May 2019;

Site Location Plan (Scale 1:1250);

Drawing no. D-01 Revision D (Site Location Plan and Proposed Block Plan) REVISED;

Drawing no. D-02 Revision B (Proposed Floorplans);

Drawing no. D-03 Revision A (Proposed Elevations and Section)

Drawing no. D-04 Revision A (Proposed Street Elevation and Details of Bin Store, Cycle Store and Pergola)

Reason: For the avoidance of doubt and in the interest of proper planning.

Condition 3 (External Facing Materials)

All materials including surface materials to be used externally on any part or phase of the development hereby permitted shall match those approved under planning reference 20211523 and maintained thereafter.

Reason: In the interests of visual amenity and to ensure a high quality of design pursuant to Gravesham Local Plan Core Strategy Policy CS19: Development and Design Principles.

Condition 7 (Verification Plan)

Prior to the occupation of the development a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy approved by application reference 20211464 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be submitted to and approved in writing by the Local Planning Authority.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with Paragraph 187 of the National Planning Policy Framework and Local Plan Core Strategy Policy CS18: Climate Change.

INFORMATIVE

EXTENT OF THE PERMISSION

For the avoidance of doubt this permission has been granted under section 73 of the Town and Country Planning Act 1990 to vary the conditions and amend the permission relating to the original grant of planning permission granted under reference 20190520. Either the amended planning permission or the original planning permission for the development or any other amended applications that may also have been granted permission may be implemented but the conditions on the permission chosen to be implemented must be fully complied with.