



Delegated Report

Approval of Details Application

Planning Application No: 20250999

Location: Land At Market Square And Horn Yard Car Parks New Swan Yard
Gravesend DA12 2EN

Description: Application for the part approval of condition 12 (Air Quality); 12b (Post-completion commissioning report to be submitted) attached to planning reference number 20200343.

Applicant: Reef Group

Site Visit Date: 30th January 2026

Submitted Documents/Plans

Planning Application Form;
Drawing No. 3732-LJA-E03-B1-DR-A-04400- Rev C09 – Proposed E03 Basement B2 GA Plan;
Drawing No. 3732-LJA-E03-B2-DR-A-04401 Rev C11 – Proposed E03 Basement B1 GA Plan;
Drawing No. 3732-LJA-E03-00-DR-A-04402 Rev C08 – Proposed E03 Level 00 GA Plan;
Drawing No. 3732-LJA-E03-01-DR-A-04403 Rev C08 – Proposed E03 Level 01 GA Plan;
Drawing No. 3732-LJA-E03-02-DR-A-04404 Rev C08 – Proposed E03 Level 02 GA Plan;
Drawing No. 3732-LJA-E03-03-DR-A-04405 Rev C08 – Proposed E03 Level 03 GA Plan;
Drawing No. 3732-LJA-E03-04-DR-A-04406 Rev C08 – Proposed E03 Level 04 GA Plan;
Drawing No. 3732-LJA-E03-05-DR-A-04407 Rev C08 – Proposed E03 Level 05 GA Plan;
Drawing No. 3732-LJA-E03-06-DR-A-04408 Rev C08 – Proposed E03 Level 06 GA Plan;
Post Completion Ventilation Report – The Charter – Whitecode Consulting - 2 October 2025;
Ventilation Completion Certificates; and
Covering Letter.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200343	Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian links, landscaping, highway and other associated works	Permission	21.12.2020

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

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.

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 12 – Achieving well-designed places

Consultations, Publicity and Representations

Consultees

Internal

GBC – Environmental Protection

We are happy to discharge the condition for that block only and for the condition to remain in place for the other blocks as they have not yet been installed and commissioned in all apartments and we will want to do a similar site visit.

As per the discussion at the end of the visit it would be useful for all parties for us to get phased access to the rest of the units rather than leave them for one visit as there are a lot of them.

Officer's Analysis

Condition 12 – Air Quality

- 12 a) Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence details for an air handling system shall be submitted to and approved, in writing, by the Local Planning Authority. The air quality handling system shall then be installed in accordance with the approved details. For the avoidance of doubt the installation of the air handling system will ensure the indoor air quality of each apartment is good and will enable the windows to be kept closed to reduce disturbance from outside noise. The air handling system must bring in clean air to each residential apartment so as to create positive pressure to ensure that pollution from outside is prevented from entering the unit. The scheme must also include:
- i. An inlet flow greater than the outlet flow to ensure a positive pressure;
 - ii. heat recovery;
 - iii. sealed windows on all roadside elevations when required by the ventilation company to ensure the air system works as required;
 - iv. the air supply must come from a suitable clean source e.g. a rear roof of building etc. Care must be taken to locate the inlet such that it ensures that only clean air is brought into the residential units and that excessively hot or cold air is not brought in; and
 - v. sound attenuation such that there is no breakout noise or vibration from the system.
- b) Prior to first occupation of the apartments, a suitable post-completion commissioning report by a competent ventilation engineer confirming that the approved system has been incorporated into

the residential apartments and that the systems fulfil the purpose (i.e. that it prevents outside air entering the residential apartments) shall be submitted to and approved, in writing, by the Local Planning Authority. For the avoidance of doubt this shall include an inspection by an officer of the Local Authority to see the system is in place and in suitable working order.

The approved scheme shall be maintained in full working order for the lifetime of the development.

Reason To ensure a satisfactory environment for future residents in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

The following information has been submitted to discharge condition 12:

Planning Application Form;

Drawing No. 3732-LJA-E03-B1-DR-A-04400- Rev C09 – Proposed E03 Basement B2 GA Plan;

Drawing No. 3732-LJA-E03-B2-DR-A-04401 Rev C11 – Proposed E03 Basement B1 GA Plan;

Drawing No. 3732-LJA-E03-00-DR-A-04402 Rev C08 – Proposed E03 Level 00 GA Plan;

Drawing No. 3732-LJA-E03-01-DR-A-04403 Rev C08 – Proposed E03 Level 01 GA Plan;

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Drawing No. 3732-LJA-E03-03-DR-A-04405 Rev C08 – Proposed E03 Level 03 GA Plan;

Drawing No. 3732-LJA-E03-04-DR-A-04406 Rev C08 – Proposed E03 Level 04 GA Plan;

Drawing No. 3732-LJA-E03-05-DR-A-04407 Rev C08 – Proposed E03 Level 05 GA Plan;

Drawing No. 3732-LJA-E03-06-DR-A-04408 Rev C08 – Proposed E03 Level 06 GA Plan;

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GBC Environmental Protection were consulted on the submission and carried out a site visit/inspection on 30th January 2026, where it was demonstrated that all of the units in Building E03, which forms Phase 1 of the approved development, ventilation systems are operating with the MVHR system having positive pressure and as such GBC Environmental Protection have confirmed that they have no objections to the discharge of the condition for Block E03. It is advised that Condition 12 is still relevant for the remaining phases for Blocks E01 and E02 and details, together with a post commissioning site inspection would still be required.

Conclusion

It is considered that sufficient information has been submitted in order for part discharge of Condition 12 (air quality and 12b (commissioning report) attached to planning permission reference 20200343, in relation to Phase 1 Building E03 of the development only.

For avoidance of doubt, the remaining phases and Buildings E01 and E02 are still subject to the discharge of Condition 12 (air quality) and 12b (commissioning report) and a separation application must be submitted in this regard.

Summary - Part discharge of Condition 12 of 20200343.

Recommendation

Approval of details

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>



Dated:	9 th February 2026	Dated:	9th February 2026