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Application: 20220403
Your Reference: EDC/22/0050

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

NO OBJECTION TO GRANT OF PERMISSION TO DEVELOP LAND

To: **Ebbsfleet Development Corporation**
The Observatory
Castle Hill Drive
Castle Hill
Ebbsfleet Valley
Kent
DA10 1EE

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **NO OBJECTION** for development of land situate

at **WT Henley Building**
Land At Crete Hall Road
Northfleet
Kent

and being **EDC Consultation EDC/22/0050** for the Application for approval of reserved matters (relating to layout, scale, appearance and landscaping) pursuant to conditions 4 and 6 of hybrid planning permission reference no. EDC/19/0049 for the refurbishment and change of use of the WT Henley Building comprising ground floor community floorspace, 4no. dwellings at first and second floor,, single storey rear extension and associated external landscaping including details relating to noise mitigation, surface water drainage (condition 9), MVHR (condition 31), and soft landscaping (condition 40).

Referred to in your application dated 5 April 2022.

GRAVESHAM BOROUGH COUNCIL HOWEVER MAKES THE FOLLOWING COMMENTS:-

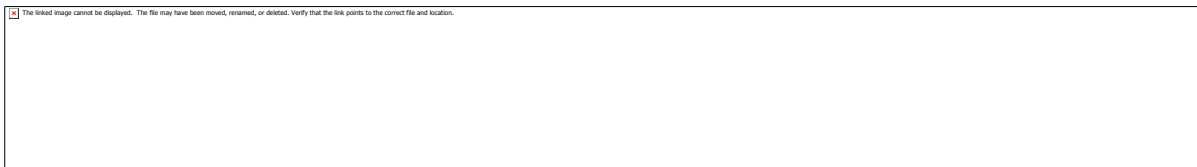
The EDC is requested to consider the recommendations from the Borough Council's Conservation and Environmental Protection Officers:

Conservation

The proposals form a sympathetic approach to preserving and enhancing a key building in the Conservation Area and are considered acceptable. Conditions are recommended requesting half or full size scale detailed drawings of the windows (along with manufacturers details) in particular, together with particulars of all external details and finishes, including details to be retained and restored.

Environmental Protection

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Providing the noise control and mitigation measures recommended within the submitted noise impact assessment report are incorporated within the WT Henley Building, acceptable acoustic conditions will be provided for residents of the scheme itself and in surrounding residences, in accordance with Condition 6(b) of permission EDC/19/0049.

However, consideration may need to be given to the likelihood that the air intakes in this location i.e. the elevation nearest the aggregate site, will draw in particulate matter from windblown dust. It is considered that the location of the air intakes/vents needs to be reconsidered to prevent dust being drawn into the residential units.

In relation to Condition 31 of permission EDC/19/0049, as no details have been provided no further comments can be made until such time as the details of the scheme are submitted.

The EDC is thanked for consulting the Borough Council.

Dated this 27th day of May 2022

Address; Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

