



Delegated Report

Application No: 20220403

Location: WT Henley Building, Land At Crete Hall Road, Northfleet, Kent

Description: 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).

Applicant: Ebbsfleet Development Corporation

Site Visit Date: Desktop assessment

Introduction

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/22/0050) and is a consultation in respect of the reserved matters application EDC/19/0049 for the refurbishment and change of use of the WT Henley Building including relevant details relating to conditions 4, 6, 9, 31 and 40 of that planning permission.

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Consultation letter dated 5 April 2022.

Relevant Planning History

EDC/19/0049: Application for the variation of conditions 2, 3, 4, 5, 6, 10, 11, 39 and 58 attached to planning permission reference no. EDC/17/0038 to relocate residential apartment block building (Block A) in the north-west corner of the site and associated works, including diversion of the public footpath, changes to car parking and installation of a landscaped bund. (GBC ref 20190488) Permitted by EDC 06.09.2019.

Note: The above s73 or minor material amendment application effectively results in the grant of a fresh planning permission, and it was necessary to re-impose the original planning conditions under ref EDC/17/0038, albeit subject to some variation where they are required to reflect the amended scheme, principally relating to updated drawing references.

EDC/17/0038: Hybrid planning application (part full and part outline) comprising: (1) full planning application for the erection of 598 residential dwellings including affordable housing; retail floorspace (Use Classes A1, A2 and/or A3); amendments to existing highway accesses and realignment of Crete Hall Road; demolition of rear of WT Henley Building; provision of open spaces, equipped areas of play and landscaping; and associated internal accesses/roads, parking, infrastructure, attenuation features and earthworks; and (2) outline planning application (with all matters except access reserved) for a two form entry primary school and for the refurbishment, change of use (for Use Classes A1/A2/A3/B1(a)/C3/D1) and demolition of the boundary wall and rear portion of the WT Henley Building (GBC Ref 20170316). Permitted by EDC 20.03.2019

There are several other planning applications that relate to the discharge of various planning conditions approved by the EDC and which were the subject of consultation with GBC but are not relevant to the consideration of this application.

There are also previous GBC planning applications relating to the whole site.

Internal Consultations

GBC Conservation

The submissions are a sympathetic approach to preserving and enhancing a key building in the conservation area.

It is noted that the windows proposed have some opening and some fixed shut. To avoid any unbalance in the appearance, all windows should be manufactured with opening frames but sealed shut if they are not required to have openers. Hopefully this will make sense to the architect as it is a design detail commonly overlooked. This could be dealt with by requiring a condition to submit 1/2 or full size drawings of the windows along with the manufacturers details. Other external details and finishes should be conditioned accordingly.

Although the drawings and text in the heritage statement do refer to the restoration of the stairs and terrazzo floor, there are external features to include so a set of plans and elevations specifically covering items to be retained and restored will clarify matters.

A good set of drawings and proposal - worthy of support.

GBC Environmental Protection

When commenting on the conversion of the WT Henley building into residential this service recommended the requirement for suitable Mechanical Heat Recovery Systems to be installed in this development in order to offer the occupants choice in relation to whether they had the windows open or closed. The provision of ventilation allows the windows to be closed to keep noise from traffic, shipping movements and operational noise and also windblown dust from the aggregate site nearby, from unreasonably disturbing the occupant. Filtered air is to be provided continuously. If the resident chooses to do so they can have the windows open but may be affected by noise and dust due to the industrial nature of the locality.

The following comments are made on the two conditions relevant to this service ie condition 6(b) noise and Condition 31 (MVHR).

Condition 6(b) Noise

The wording of the condition is as follows:

WT Henley Building:

6. All applications for Reserved Matters for the WT Henley Building shall be carried out in accordance with approved Drawing No. CB_11_078_916_Rev.H (Parameter Plan - WT Henley Building) and, where applicable, shall include:

(b) Details of how the proposed mix of uses and external refurbishments (including window design) has been informed by the requirement to mitigate external noise sources.

Comments

A noise impact assessment by Spectrum ref. V1.0 dated 23 November 2021 for the Reserved Matters Submission was submitted as part of this application.

The assessment methodology is agreed overall, is considered to be appropriate and relies on robust assumptions.

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

The window glazing specification required in order to meet these standards across the WTHB are shown in Appendix E. It has been demonstrated that the replacement Crittal steel window frames can accommodate these deep glazing units (35mm). Therefore, secondary glazing would not be required.

These mitigation measures include (MVHR) with the air intakes for the proposed MVHR system being proposed to be located through the building façade and ducted directly to the MVHR unit housed within an isolated services cupboard, therefore noise break-in through the intakes would not be significant. Likewise, air extraction from the apartments will be via extracted fans (in kitchens and bathrooms) with ducted connections to a louvred opening in the building façade. Whilst this solution works from an acoustics standpoint, 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.

Condition 31 Mechanical Ventilation and Heat Recovery (MVHR)

The wording of the condition is as follows:

“31. Prior to installation, details of the proposed mechanical ventilation heat recovery (MVHR) system for the residential dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details shall include air intake locations, dust filtration and show how noise/vibration created by the ductwork serving the ventilation system will be adequately controlled between and within properties. Details shall include arrangements for long term maintenance and efficiency of the systems which, following installation, shall be maintained in full working order at all times.”

Comments

No details have been provided for this condition and therefore no further comments can be made until such time as the details of the scheme are submitted.

A checklist of information and drawings to be included as part of a suitable scheme to be submitted can be provided by this service on request.

Planning Assessment/Comments

This application comprises an Ebsfleet Development Corporation consultation on application EDC/22/0050, specifically in relation to relevant details for conditions 4 (reserved matters details), 6 (reserved matters details for WT Henley Building), 9 (surface water drainage scheme), 31 (mechanical ventilation heat recovery system) and 40 (soft landscaping) of planning permission EDC/19/0049.

Comments are required from GBC specifically on conservation matters in relation to the WT Henley Building and on environmental protection matters. These are set out below.

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 detailed drawings of the windows in particular, together with particulars of all external details and finishes, including details to be retained and restored.

Environmental Protection

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, as no details have been provided no further comments can be made until such time as the details of the scheme are submitted.

Expert advice in relation to drainage matters will be provided by other consultees, including KCC Flood and Water Management.

Recommendation

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

The EDC is thanked for consulting the Borough Council.

Case Officer: Katherine Parkin	Team Leader: Faye Hobbs
Signed: K. Parkin	Signed: 
Dated: 26/05/2022	Dated: 26 May 2022