

Our ref: 4105.SC
Planning Portal ref: PP-13238979

Date: 12 July 2024

Mrs Lisa Fisher
Development Management
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Dear Mrs Fisher,

Submission of details pursuant to conditions 4 (Tree Protection), 6 (Biodiversity Enhancement) and 7 (External Lighting) pursuant to planning permission 20240376: Demolition of existing rear porch and erection of single storey rear extension with 4 roof lights.

Azila Dean Lane Harvel Kent DA13 0BS

This letter supports an application submitted on behalf of Mr. T. Harrar which seeks approval for and discharge of conditions 4 (Tree Protection), 6 (Biodiversity Enhancement) and 7 (External Lighting) pursuant to planning permission 20240376 permitted on 26 June 2024 and which granted planning permission for the 'Demolition of existing rear porch and erection of single storey rear extension with 4 roof lights.' It relates to the property, 'Azila' Dean Lane Harvel Kent DA13 0BS.

The application comprises this covering letter and drawing no 4151.01A

Condition 4 Tree Protection

Tree Protection measures are shown on drawing 4151.01A and show proposed fencing of a suitable height (2m) that would be anchored by poles spaced at 3m intervals and driven 500mm into the ground and also braced. These details are as recommended by BS5837 2012: 'Trees in Relation to Design, Demolition and Construction.'

Two areas of protective fencing are indicated, one on the inside of the retained hedge and trees along Dean Lane and a second area is located to the northwest corner of the existing dwelling.

The measures would be put in place prior to works commencing and will be maintained until such time as the works have been completed.

Drawing no 4151.01A shows temporary storage areas during the construction period for the rear extension and the recently approved garage and workshop.

A note has been added to the drawing regarding the appointment of a tree surgeon to assess and undertake any remedial work (if required) after completion of the works.

Condition 6 Biodiversity Enhancement

Locations for the proposed biodiversity enhancement measures are shown on drawing no. 4151.01A. The proposed measures include the provision of owl and bat boxes, log piles, a biodiverse planning area with wildflower plugs and bulbs and infill/gap filling with appropriate native species of the hedgerow along Dean Lane.

The species to be used in the infilling of the existing hedgerow comprise Hawthorn (*Crataegus monogyna*), Holly (*Ilex aquifolium*), Hazel (*Corylus avellana*) and Field Maple (*Acer campestre*).

Two Owl Boxes are proposed these are likely to be similar in appearance and specification to one of the following examples. A Barn Owl box is not proposed as these are more ideally located inside a building rather than externally on trees.



Schwegler No.5 Tawny Owl

Interior of nesting chamber: Diameter 20cm.

Entrance hole: 110 x 120mm.

Installation height: 4 to 6 m.

External dimensions: Diameter 25cm x Height 44 cm.



Nest Box Company Tawny Owl

Overall height: 76cm,

Overall width: 20cm,

Overall Depth: 22cm,

Depth of enclosed box: 34cm, Capacity: 0.09 m3

Some nine bat boxes are indicated on drawing no 4151.01A. These are likely to be similar in appearance and specification to one of the following examples.



Schwegler Flat Bat Box 1FF

External Dimensions: W 27cm x H 43cm x D 14 cm.

Entrance: 12mm x 24 mm.

Greenwood's Eco habitats ECOSTYROCRETE

SINGLE CREVICE BAT BOX



£40

Individually Handmade - Specifications are in cm and approximate.

External: 44 high x 22 wide x 7 deep

Internal: 41 x 17 x 1.8 crevices @ 1

Weight approx. 6kg

Designed for small groups of crevice dwelling bat species, such as Common and Soprano Pipistrelles.

The Kent Bat Group DIY Bat Box

Appendix: The Kent bat box (D.I.Y. instructions)

Design and measurements

Simple to construct, self-cleaning and low maintenance, the Kent bat box (designed by the Kent Bat Group) is a great way to encourage bats in your garden or your green space. The box should be rainproof and draught-free.

The only critical measurement is the width of the crevices: between 15-25mm. Other measurements are approximate. Timber should be approximately 20mm thick.

Measurements for one Kent bat box kit would be as follows:

Part	Quantity	Size (mm)
Roof (A)	1	x 160 x 20
Back (B)	1	x 200 x 20
Centre (C)	1	x 200 x 20
Front (D)	1	x 200 x 20
Centre Rails (E)	2	x 20 x 20
Front Rails (F)	2	x 15 x 15
Stand-offs (optional)	2	x 20 x 20

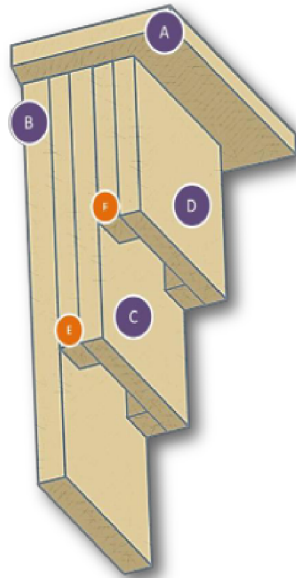
Material and Tools

This kit requires approximately 1.6m of rough wood and 25 screws (8 x 1 ½ inches) to assemble. You can rough it up by scraping with a suitable tool – possibly a saw blade or even a screwdriver but make sure you use untreated wood as some preservative chemicals can kill bats.

Pre-drill the holes to prevent the wood splitting. Alternatively you can assemble your bat box kit with nails although they tend to be less robust than boxes made with screws.

The hanging screws may either be at the edges of the front panel or in the side centre block (not in the rails!). Fixing may be by use of brackets, durable nylon cord or wires.

When installing the box, assess the risks of working at height, use the appropriate fittings and assess where the box will be located, in relation to any public access. Regular checks should be made to ensure the box remains securely fitted, especially after high winds.



Drawing 4151.01A also notes the fixing heights and orientation of the proposed owl and bat boxes.

The wood piles would comprise suitable logs or branches or other non-treated wood and would be left to slowly degrade over-time.

The wildflower area would be prepared, and the soil tilled (but no compost or fertiliser added) and planted with suitable bulbs and sown with a suitable wildflower seed mix or with wildflowers planted in plugs.

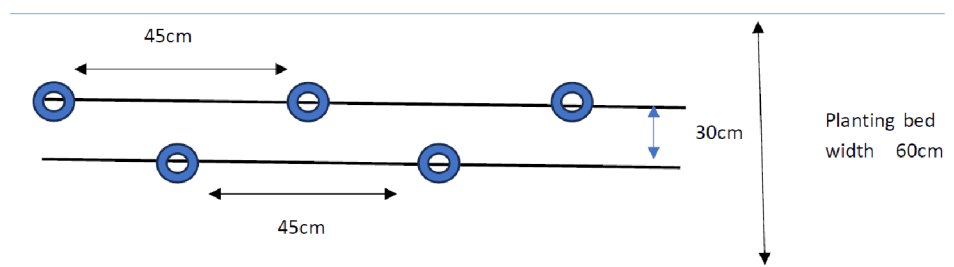
An example of the type of mix from Kent Wildflower Seeds (<https://kentwildflowerseeds.co.uk/>) is; The North Downs Perennial 100% Wildflower Seed Mixture:

The species in this native perennial wildflower mix include: Birdsfoot trefoil, Black medick, Meadow buttercup, Common knapweed, Common sorrel, Cowslip, Common poppy, Field scabious, Kidney vetch, Lady's bedstraw, Sainfoin, Salad burnet, Selfheal, St. John's wort, Musk mallow, Wild carrot, Wild marjoram, Yarrow, Yellow rattle, Red clover, Ribwort plantain, and Oxeye daisy.

- Seeds to be sown or plugs planted from April to September.
- Competition: It will be ensured that the ground is free from docks, thistles, nettles, and dormant grass seeds.
- Temperature: The ground temperature will be above 12 degrees when sown/planted.
- Moisture: The soil will be dampened before sowing and soil moisture maintained until the plants have established.
- Soil Preparation/contact: Rake over the area prior to planting and cover the seeds with a sprinkling of fine soil after sowing.
- Sowing depth: Ensure the seeds are sitting just below the surface of the soil.

Hedgerow planting/infilling.

- Prepare 60cm wide planting bed in areas where gaps are to be infilled. To be root, grass and weed-free and mulched and/or composted.
- Planting size: Whips (1-1.2m in height when planted)
- Species randomly mixed and ideally planted in double-staggered row at 45cm centres with rows 30cm apart.



- Provide individual bio-degradable plant protection tubes when planted.

New Hedgerow Maintenance

- Plant as specified above.
- Prevent weeds and grass from encroaching on the new plants within the planting strip. Ideally, weed the area by hand. Covering the area with a mulch will assist in keeping the area weed-free and maintaining moisture levels.
- Allow the additional hedge plants to establish and fill-out. Do not attempt to prune or cut-back for at least three years, only then remove damaged or wayward stems.
- Once new plants are established, vegetation can be allowed at the base to support wildlife and provide cover.
- If trimming is required wait until late winter to ensure berries and cover are available for wildlife.
- **Do not** cut-back or trim during the bird-breeding season (1 March to 31 August).

Wildflower area maintenance

YEAR 1

- It is important to mow the new meadow regularly in the first year after planting to encourage the perennial flowers and grasses to make strong root growth.
- Cut to a height of 5cm (2in), about six to eight weeks after the seedlings appear, and repeat every two months throughout the first summer. These cuts can be lower, at 4cm (1½in).

YEAR 2 onwards

- **Spring cut** – this is useful for meadows where the grass is lush and is crowding out the wildflowers. Cut to a height of 7.5cm (3in) and complete no later than the end of April.
- **Main summer cut** – this is also referred to as the 'hay cut' and removes the bulk of the material, which should either be composted or baled. This cut is done between late June and the end of August, depending on which plants you want to encourage. Cutting towards the start of this period favours spring flowers, such as cowslips. August cutting favours summer flowers.
- Leave the cut material in place for a few days to allow the seeds to drop to the ground. Then rake up and remove the cuttings, to help reduce soil fertility.
- **Autumn cut** – this is particularly useful on fertile ground, to use up the nutrient. One or two cuts between the end of August and late November removes surplus growth and helps to keep grasses at bay, letting the wildflowers thrive.
- Following the last cut of the season, all meadows can be kept mown, so the grass is short and neat through the winter. **NOTE:** If any winter cut produces substantial clippings, they should be removed and composted, to further reduce soil fertility.

General Maintenance

- Ensure that perennial weeds (e.g. Dock, Thistles and Nettles) are dug up (by-hand if necessary) before they set-seed.
- Avoid watering or fertilising as this will encourage the grass to dominate the wildflowers.

Condition 7 Lighting

It is proposed to install 6 external lights on the existing dwelling. These are shown on drawing no 4151.01A. The proposed lights are 'bat friendly' LED lights and are proposed to be installed as follows; two on the southwest side of the building, two on the rear elevation, one on the northeast elevation and one by the front porch. The drawing indicates a Mayfair 30w LED wall-light. (Other similar light fittings could be used). Light rendering with reduced blue light content - warm white with lighting facing inwards towards hardstanding between buildings and away from planting areas. The lights will be fitted with motion sensors and maximum 2-minute timer. See **Appendix One**.

We trust that the submitted details are sufficient to enable the conditions to be discharged. We look forward to receiving acknowledgement that the application has been received.

If further information is required during the application determination process, please do not hesitate to contact me.

Yours sincerely,



STEVE CLARKE
Associate Planner

APPENDIX ONE

Lighting details



The Mayfair 30W is the perfect combination of aesthetic appeal and optimum illumination performance.

Manufactured in the UK with the latest Osram LEDs and a choice of 4 optics to create the perfect lighting design.

Options include Mini Photocell, Dali, Emergency, colour temperature and beam angle.



Mayfair 30W - LED Wall Light

Wall Mounted Lighting



Features & Benefits



Flush Mount Install Option.



Bracket Mount Install Option (Included & Pre-Installed).



Mini Photocell. To order, change xxxx-xxx-00x-xx to xxxx-xxx-04x-xx.

- LED rating 4,760lm (4K & 6K).
- LED rating 4,032lm (3K).
- Luminaire flux 4,284lm (4K & 6K).
- Luminaire flux 3,629lm (3K).
- Total wattage 30W.
- Warm White (3K), Neutral White (4K) and Cool White (6K) colour temperature options.
- -20 to +40°C operating temperature (Emergency 0 to +40°C).
- LED life span > 100,000hrs.
- Osram LED and Osram Driver.
- Easy access to LED and Driver via a removable base plate.
- Options include Mini Photocell, Dali and Emergency.
- Luminaire body made of die-cast aluminium.
- Choice of 4 optics for the perfect lighting design.
- Can be fitted to wall flush or with bracket (supplied).
- Compliant with Dark Skies recommendations (3K + Dali option).
- Bat & Insect friendly (3K + Dali option).

Applications



Pathways



Walkways



Office Buildings



Security



Perimeter Lighting



Amenity Areas

Kelvin Options

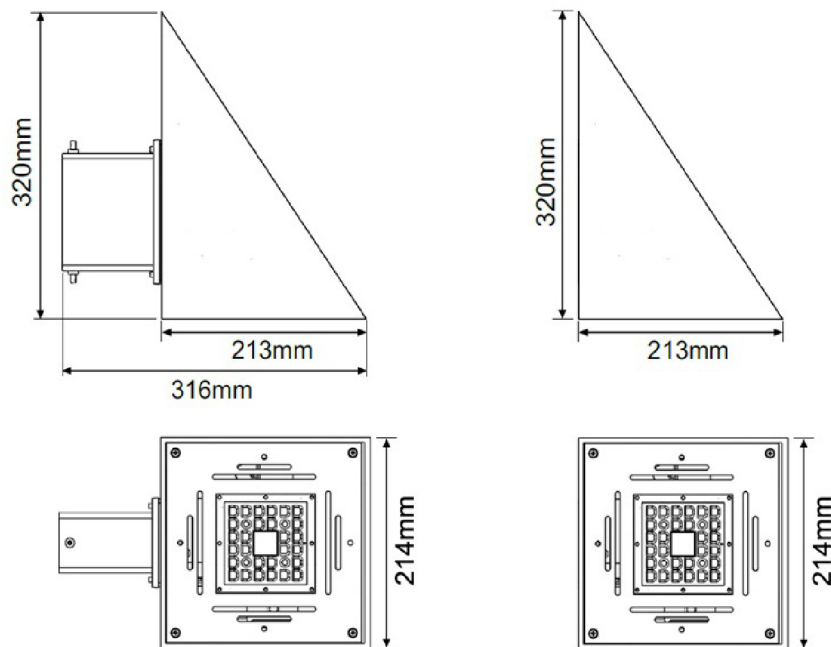


Painted Options



NB: additional RAL colours on request.

Dimensions



Specifications

Mayfair 30W

Item Number	Description	Light Source	LED Rating (lm)	Total Wattage (W)	CCT (K)	CRI	Voltage (VAC)	Driver Current (mA)	Luminaire Flux (lm)	Luminaire Efficacy (lm/W)	Kg	Unit Colour
Standard - Graphite Grey												
MF30-A3C-00GH-1	Mayfair-30W-LED-AC-6K-Std-RAL7024-Optic1	LED	4,760	30	6K	Ra>70	220-240	360	4,284	143	6	Graphite
MF30-A3N-00GH-1	Mayfair-30W-LED-AC-4K-Std-RAL7024-Optic1	LED	4,760	30	4K	Ra>70	220-240	360	4,284	143	6	Graphite
MF30-A3W-00GH-1	Mayfair-30W-LED-AC-3K-Std-RAL7024-Optic1	LED	4,032	30	3K	Ra>80	220-240	360	3,629	121	6	Graphite
Standard - Emergency - Graphite Grey												
MF30-A3C-01GH-1	Mayfair-30W-LED-AC-6K-Std-E3-RAL7024-Optic1	LED	4,760	30	6K	Ra>70	220-240	360	4,284	143	6	Graphite
MF30-A3N-01GH-1	Mayfair-30W-LED-AC-4K-Std-E3-RAL7024-Optic1	LED	4,760	30	4K	Ra>70	220-240	360	4,284	143	6	Graphite
MF30-A3W-01GH-1	Mayfair-30W-LED-AC-3K-Std-E3-RAL7024-Optic1	LED	4,032	30	3K	Ra>80	220-240	360	3,629	121	6	Graphite
Standard - Mini Photocell - Graphite Grey												
MF30-A3C-04GH-1	Mayfair-30W-LED-AC-6K-Std-M/Photo-RAL7024-Optic1	LED	4,760	30	6K	Ra>70	220-240	360	4,284	143	6.5	Graphite
MF30-A3N-04GH-1	Mayfair-30W-LED-AC-4K-Std-M/Photo-RAL7024-Optic1	LED	4,760	30	4K	Ra>70	220-240	360	4,284	143	6.5	Graphite
MF30-A3W-04GH-1	Mayfair-30W-LED-AC-3K-Std-M/Photo-RAL7024-Optic1	LED	4,032	30	3K	Ra>80	220-240	360	3,629	121	6.5	Graphite
Standard - Emergency - Mini Photocell - Graphite Grey												
MF30-A3C-10GH-1	Mayfair-30W-LED-AC-6K-Std-E3-M/Photo-RAL7024-Optic1	LED	4,760	30	6K	Ra>70	220-240	360	4,284	143	6.5	Graphite
MF30-A3N-10GH-1	Mayfair-30W-LED-AC-4K-Std-E3-M/Photo-RAL7024-Optic1	LED	4,760	30	4K	Ra>70	220-240	360	4,284	143	6.5	Graphite
MF30-A3W-10GH-1	Mayfair-30W-LED-AC-3K-Std-E3-M/Photo-RAL7024-Optic1	LED	4,032	30	3K	Ra>80	220-240	360	3,629	121	6.5	Graphite

(table continued overleaf)

Specifications (Continued)

Mayfair 30W

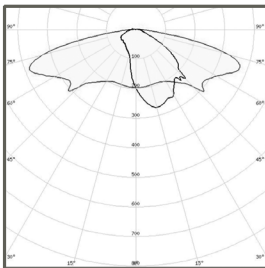
Item Number	Description	Light Source	LED Rating (lm)	Total Wattage (W)	CCT (K)	CRI	Voltage (VAC)	Driver Current (mA)	Luminaire Flux (lm)	Luminaire Efficacy (lm/W)	Kg	Unit Colour
Dali - Graphite Grey												
MF30-A3C-20GH-1	Mayfair-30W-LED-AC-6K-Dali-RAL7024-Optic 1	LED	4,760	30	6K	Ra>70	220-240	360	4,284	143	6	Graphite
MF30-A3N-20GH-1	Mayfair-30W-LED-AC-4K-Dali-RAL7024-Optic 1	LED	4,760	30	4K	Ra>70	220-240	360	4,284	143	6	Graphite
MF30-A3W-20GH-1	Mayfair-30W-LED-AC-3K-Dali-RAL7024-Optic 1	LED	4,032	30	3K	Ra>80	220-240	360	3,629	121	6	Graphite
Dali - Graphite Grey - Dali/Emergency												
MF30-A3C-32GH-1	Mayfair-30W-LED-AC-6K-Dali-Dali/E3-RAL7024-Optic 1	LED	4,760	30	6K	Ra>70	220-240	360	4,284	143	6.5	Graphite
MF30-A3N-32GH-1	Mayfair-30W-LED-AC-4K-Dali-Dali/E3-RAL7024-Optic 1	LED	4,760	30	4K	Ra>70	220-240	360	4,284	143	6.5	Graphite
MF30-A3W-32GH-1	Mayfair-30W-LED-AC-3K-Dali-Dali/E3-RAL7024-Optic 1	LED	4,032	30	3K	Ra>80	220-240	360	3,629	121	6.5	Graphite

Legend: **Std** = Standard. **E3** = Emergency. **M/Photo** = Mini Photocell. **Dali** = Dali Driver. **Dali/E3** = Dali Emergency.

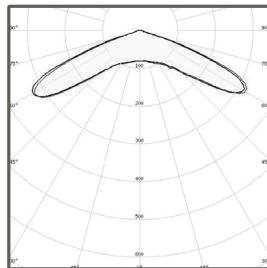
3K = Warm White (3000K). **4K** = Neutral White (4000K). **6K** = Cool White (6000K). **WW** = Warm White. **NW** = Neutral White. **CW** = Cool White.

Options: **Optic 2** = Change 'GH-1' to 'GH-2'. **Optic 3** = Change 'GH-1' to 'GH-3'. **Optic 4** = Change 'GH-1' to 'GH-4'.

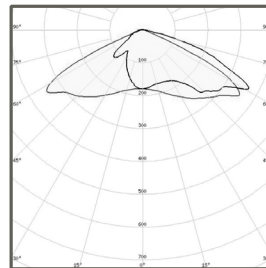
Photometric Data



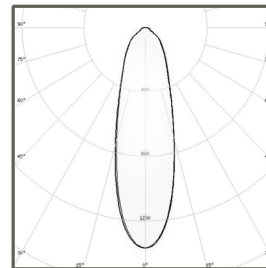
Optic 1 - Type II/III (long) beam for very wide pole to pole distances. Ideal for pedestrian paths and residential roads.



Optic 2 - IESNA Type V (circular 360°) beam for wide area lighting such as car parks.



Optic 3 - Wide IESNA Type IV forward-throw beam for wide area lighting like car parks.



Optic 4 - 30° spot beam.

To access our photometric data, visit: bit.ly/3BaSfio.



Gemma Lighting Ltd,
Unit 3, Marshlands Spur, Farlington,
Portsmouth, Hampshire, UK, PO6 1RX.

www.gemmalighting.com
+44 (0) 2392 315 911

Need a Lighting Design?

We offer a free of charge design service, contact our team today:
studio@gemmalighting.com.

Disclaimer: Information correct at the time of publication; V220912.