



Delegated Report

Approval of Conditions Application

Application No:	20221283
Location:	56 Windmill Street, Gravesend, Kent, DA12 1BB
Description:	Application for approval of conditions 3 attached to planning permission reference numbers 20220756 relating to the location and appearance of the refuse and recycling storage area (3)
Applicant:	Ms Carol Webster

Submitted Documents/Plans

Application Form - dated 29/11/2022;
Drawing no. WD-02 - Rev. H - Floor Plans as Proposed.

~~Drawing no. WD-02 - Rev. G - Floor Plans as Proposed - SUPERSEDED.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20220757	Change of use of building from a residential institution (Use Class C2) to a 6 bedroom HMO (House in Multiple Occupation) (sui generis) with communal facilities and staffing areas to provide short-term supported accommodation.	PERMITTED	03.10.2022

Consultation

GBC - Waste Manager - I have reviewed the above planning application and I am happy that suitable provision has been provided for these properties.

The Council should be informed at least two weeks prior to the waste collections by the council taking place.

GBC - Conservation Officer – The bins and bikes should be kept away from the front railings. I think a bin store would be a visual improvement, but the architect may say there is not enough space for the cycle space.

Officer's Analysis

This is an application for the approval of condition 3 attached to planning permission reference 20220757 relating to the location and appearance of the refuse and recycling storage area.

Condition 3 states the following:

3. *Prior to the first use of the building as a house in multiple occupation and notwithstanding the details shown on the approved plans, details shall be submitted to and approved in writing by the Local Planning Authority of the location and appearance of the refuse and recycling storage area to serve the development and the waste management arrangements associated with the proposed use. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste. The approved bin store and waste management arrangements shall be implemented in full prior to the first use of the building as a house in multiple occupation and shall thereafter be maintained while the building remains in use as a house in multiple occupation.*

The condition was attached to ensure that sufficient refuse storage arrangements were provided for the HMO. The Local Planning Authority are satisfied that there is sufficient space on the frontage for refuse storage for the HMO.

Moreover, given that the application site is a Listed Building within the Windmill Street Conservation Area it is important to ensure that the bins do not have a detrimental impact on the setting of the building or character of the Conservation Area. The Conservation Officer stated that the bins should be set away from the railings and would ideally be within a painted timber store. The plans have been amended to move the bins away from the railings, however a store would impact accessibility into the building. On balance, the proposal is considered to be acceptable and will not detrimentally impact the setting of the Listed Building or character of the Conservation Area, as other properties have bins located to the front on the listed terrace.

Overall the details provided relating to the refuse storage location are considered acceptable and the condition can be approved.

Recommendation

Approval of Condition

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	30 th January 2023	Dated:	30 January 2023