



Delegated Report

Approval of Conditions Application

Application No:	20231222
Location:	Land To The Rear Of Bridge Bar And Club, 24 Stone Street, Gravesend, Kent, DA11 ONP
Description:	Application for the approval of condition 17 attached to planning permission reference number 20211196 relating to an assessment of the impacts of the development on radio, television and satellite reception in the vicinity of the site, including appropriate mitigation if necessary.
Applicant:	Mr Lakh Kallar, Kallarview Construction Limited

Submitted Documents/Plans

- Application Form – dated 29 November 2023;
- Supplementary Information – Television and Radio Reception Impact Assessment by GTech Surveys Ltd (dated 28 November 2023).

Relevant Planning History

Reference	Description	Decision	Decision Date
20211196	Application for a minor material amendment to planning permission reference no. 20191187 for Demolition of outbuildings, excavation of soil to form a lower ground and upper ground floor B1 use, unloading bay and refuse areas with construction floors 1 to 4 providing a total of 3no. one bedroom self-contained flats and 11no. two bedroom self-contained flats and associated external works to allow alterations to the main entrance from Rathmore Road to Athboy Road and amendments and substitution to approved plans.	PERMITTED	14.02.2022

Officer's Analysis

This application

Condition 17 states the following:

- 17. Prior to the commencement of development an assessment of the impacts of the development on radio, television and satellite reception in the vicinity of the site, including appropriate mitigation if necessary, shall be submitted to and approved, in writing, by the Local Planning Authority. Any identified mitigation works shall be carried out in full prior to first occupation of the phase to which the effects relate.*

This condition was attached to ensure that the development did not impact the amenity of nearby residents

by mitigating the effects on radio, television and satellite reception.

The supplementary report from GTech Surveys Ltd covers the different signals (radio, television and satellite) and concludes that the development would cause no adverse effects or interference. Therefore, it is considered that the condition can be approved.

Recommendation

Approval of Condition

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	26 th January 2024	Dated:	26 January 2024