



Delegated Report

Approval of Condition Application

Application No: 20251014

Location: Land At Worcester Close, Istead Rise, Gravesend, Kent, DA13 9LB

Description: Application for the approval of condition 20 (External Lighting), condition 24 (Noise Impact Assessment) and condition 25 (Plant Equipment) attached to planning reference number 20230136.

Applicant: .

Submitted Documents/Plans

- Application Form – dated 03 October 2025;
- Supplementary Information – Noise Impact Assessment by Parker Jones Acoustics (17 January 2023);
- Supplementary Information – Condensing Guard Details;
- Supplementary Information – Lighting Design by Kingfisher Lighting (ref. 55210) (23 April 2025);
- Drawing no. 24101-EEL-ZZ-G-DR-M-0001 – Rev. S5 – Ground Floor Heating Services Layout;
- Drawing no. 24101-EEL-ZZ-SW-DR-MEP-2000 – Rev. S5.2 – Sitewide Water Meter & Car Charger Locations;
- Drawing no. 24101-EEL-ZZ-R-DR-BW-7003 – Rev. S5 – Roof Level Builderswork Details.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230136	Construction of 8 new affordable rent residential units (Use Class C3) with associated vehicular and pedestrian access, car parking, cycle parking, refuse storage and landscaping.	Permitted	29.11.2023

Consultations, Publicity and Representations

Gravesham Environmental Protection

The submitted Noise Impact Assessment (NIA) has been reviewed. This places plant noise levels at 38dB at the nearest noise sensitive dwellings. This is equal to background noise levels. Although we usually require that noise levels for new plant/equipment are 10dB below existing background, I can see that this level hasn't been specified and 38dB was the noise levels under MCS for ASHP at the time the permission was granted. Therefore, this plant noise level is deemed acceptable.

The Heating Services Layout plan advises that Samsung ASHP are proposed to be installed, and these have sound levels of 48dB at 1m. The NIA has based the assessment on Vaillant ASHPs which have a sound level of 46dB at 1m. At 46dB, the ASHP were easily compliant with the noise level (some being 7dB below). Being slightly louder at 38dB is unlikely to exceed the plant noise level and in addition, the heating plan shows

acoustic enclosures around each of the ASHP and also acoustic (dividing fencing) in some location.

This satisfactorily addresses conditions 24 and 25 and there is no objection to both being discharged.

I cannot see any information relating to condition 20 – external lighting.

Officer's Analysis

This application seeks to discharge the following conditions attached to planning permission reference 20230136:

- 20. – External Lighting
- 24. – Noise Impact Assessment
- 25. – Plant Equipment

Condition 20 states:

20. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of all proposed external lighting shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details prior to any of the residential units hereby permitted first being occupied and no additional external lighting shall be provided on the site.

This condition was attached to ensure that the development does not cause harm to residential amenity through intrusive lighting.

The application has been supported by a lighting key and a lighting design strategy (previously approved for lighting and biodiversity condition).

As such, adequate information has been submitted in relation to external lighting to demonstrate there will be no harm to residential amenity or biodiversity, and condition 20 can be discharged.

Condition 24 states:

24. Notwithstanding the details shown on the approved plans and application form, prior to the installation of the Air Source Heat Pumps a noise impact assessment (BS4141:2014) shall be submitted to and approved, in writing by the Local Planning Authority, the approved details shall then be implemented.

This condition was attached to ensure that the development does not cause harm to residential amenity through noise nuisance.

The application has been supported by a noise impact assessment, which has been reviewed by Gravesham Environmental Protection who raise no objections.

As such, the air source heat pumps will not result in any harm to residential amenity through noise and condition 24 can be discharged.

Condition 25 states:

25. Notwithstanding the details shown on the approved plans and application form prior to the installation of plant equipment, details of any services and plant systems, including roof top plant equipment shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall include the siting, external appearance and any proposed screening. The works shall thereafter be carried out in

accordance with the approved details prior to first occupation of any of the residential units hereby permitted.

This condition was attached in the interest of neighbour amenity and the wider area.

The application has been supported by a roof level details plan, which shows the photovoltaic panels, minor vents and velux windows. These are discrete plant and suitable for roof scapes and would not result in any harm to residential amenity.

As such, sufficient information has been provided to discharge condition 25.

Conclusion

The application has been supported by sufficient information to approve conditions 20 (External Lighting), 24 (Noise Impact Assessment) and 25 (Plant Equipment).

Recommendation

Approval of Conditions

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	27 November 2025	Dated:	28 November 2025