



R2PRIZ

Application: 20220162

**TOWN AND COUNTRY PLANNING ACTS
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED

To: **Lownie Investments
C/O Ms Dani Reed, Child Graddon Lewis Architects
Irongate House
30 Dukes Place
London
EC3A 7LP**

TAKE NOTICE that **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **DETERMINED THAT PRIOR APPROVAL** for the relevant matters for the development of land as described below **IS REQUIRED AND APPROVED**

at **22 - 25 New Road
Gravesend
Kent**

and being **Application for a determination pursuant to Article 3, Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as to whether Prior Approval is required in respect of the proposed change of use of the existing Class E (Previously Office (B1 Use Class) and Dentists Office (D1 Use Class) at the first - fourth floors to residential (C3) to create 8 residential apartments.**

Referred to in your application dated 15th March 2022.

CONDITIONS:-

1. Prior to the first occupation of the development hereby permitted details of the secondary glazing has be submitted to and approved in writing by the Local Planning Authority. The approved glazing shall the be installed and maintained to accord with the with recommendations within the noise impact assessment from MRL acoustics (ref RP01-21596-R1) dated February 2022, as a minimum.

Reason: In order to ensure acceptable living conditions for the future occupants, in accordance with adopted Local Plan: Core Strategy Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

2. The development hereby permitted shall be undertaken in accordance with the recommendations set out in section 5 of the noise impact assessment from MRL acoustics (ref RP01-21596-R1) dated February 2022, as a minimum, to ensure that all habitable rooms of the dwellings meet the maximum values set out in table 1 of BS8233:2014 and The World Health Organisation 'Guidelines for Community Noise' as referenced in the Noise Impact Assessment.

Reason: In order to ensure acceptable living conditions for the future occupants, in accordance with adopted Local Plan: Core Strategy Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

3. Prior to the first occupation of the dwellings hereby approved, a post-installation noise impact assessment shall be submitted to and approved in writing by the Local Planning Authority. The document will demonstrate compliance with the maximum values set out in table 1 of BS8233:2014 and The World Health Organisation 'Guidelines for Community Noise'. Any works identified as being required to meet these standards shall be carried out prior to the first occupation of the dwellings.

Reason: In order to ensure acceptable living conditions for the future occupants, in accordance with adopted Local Plan: Core Strategy Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

4. The cycle storage shown on approved 'drawing no. CGL-XX-00-DR-A-050210 - Rev. P1' shall be installed prior to the first occupation of the units hereby permitted and thereafter shall be retained permanently.

Reason: To ensure adequate bicycle parking provision at the application site, in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (2014).

Your attention is drawn to the following informatives

INFORMATIVES:-

1 THAMES ESTUARY AND MARSHES RAMSAR/SPECIAL PROTECTION AREA

It is a condition of any permission granted by a general development order that, in those cases where a development is likely to have a significant effect on a European site, either alone or in combination with other plans or projects, the development must not be begun until the developer has received written notification of the approval of the local planning authority under Regulation 73, of the Conservation of Habitats and Species Regulations 2010, which is expressly saved by Schedule 7 of the Conservation of Habitats and Species Regulations 2017. Pursuant to Article 3(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015, an application under Regulation 73 would therefore be required before the development hereby approved is begun.

2 EXTENT OF THE PRIOR APPROVAL

This written notice confirms that prior approval is required and approved for the proposed development.

Unless otherwise reserved for approval by a condition forming part of this permission, the developer is advised that the development must be carried out in accordance with the details provided in the application, unless the Local Planning Authority and developer agree otherwise in writing. Details of the proposed scheme are included in the following plans and documents that accompanied the application to which this notice relates:

Application Form - dated 08/02/2022;
Design and Access Statement - dated 02/2022;
Supplementary Information - Transport Statement;
Supplementary Information - Daylight and Sunlight Report;
Supplementary Information - Noise Assessment;
Drawing no. CGL-XX-00-DR-A-050100 - Rev. P1 - Site Location Plan (scale - 1:1250);
Drawing no. CGL-XX-00-DR-A-050110 - Rev. P1 - Existing Ground Floor Plan;
Drawing no. CGL-XX-00-DR-A-050111 - Rev. P1 - Existing First Floor Plan;
Drawing no. CGL-XX-00-DR-A-050112 - Rev. P1 - Existing Second Floor Plan;

Drawing no. CGL-XX-00-DR-A-050113 - Rev. P1 - Existing Third Floor Plan;
Drawing no. CGL-XX-00-DR-A-050114 - Rev. P1 - Existing Fourth Floor Plan;
Drawing no. CGL-XX-00-DR-A-050120 - Rev. P1 - Existing Front Elevation;
Drawing no. CGL-XX-00-DR-A-050121 - Rev. P1 - Existing Side Elevations;
Drawing no. CGL-XX-00-DR-A-050122 - Rev. P1 - Existing Rear Elevation;
Drawing no. CGL-XX-00-DR-A-050210 - Rev. P1 - Proposed Ground Floor Site Plan;
Drawing no. CGL-XX-00-DR-A-050211 - Rev. P1 - Proposed First Floor Plan;
Drawing no. CGL-XX-00-DR-A-050212 - Rev. P1 - Proposed Second Floor Plan;
Drawing no. CGL-XX-00-DR-A-050213 - Rev. P1 - Proposed Third Floor Plan;
Drawing no. CGL-XX-00-DR-A-050214 - Rev. P1 - Proposed Fourth Floor Plan;
Drawing no. CGL-XX-00-DR-A-050220 - Rev. P1 - Proposed Front Elevation;
Drawing no. CGL-XX-00-DR-A-050221 - Rev. P1 - Proposed Side Elevations;
Drawing no. CGL-XX-00-DR-A-050222 - Rev. P1 - Proposed Rear Elevation.

3 FOR THE AVOIDANCE OF DOUBT

The application site is considered to be a non-designated heritage asset that maintains original features and fenestration, which contributes to the quality of building and the street scene. Therefore, the original windows should be retained and not removed, or damaged as part of this development.

4 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

6 BUILDING REGULATIONS AND PARTY WALL ACT

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

7 WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.

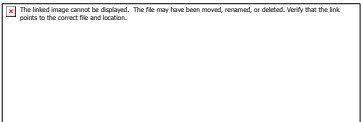
ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.

iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.

iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

Dated: 17 May 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



Gravesend Borough Council