

PLANNING, DESIGN AND ACCESS STATEMENT

2 VALE ROAD

Northfleet, Gravesend, Kent, DA11 9RE

Retrospective planning application for the retention and modification of an extraction system serving a car respraying booth.

Applicant: Mr M Yousafi

Date: August 2026

APPLICATION DESCRIPTION

Retrospective retention of an extraction system and associated external flue serving an internal car respraying booth, together with alterations to raise the discharge to a minimum of 1 metre above eaves level and installation of acoustic attenuation measures.

Design Solutions AP Ltd

Unit 19, Eastway Business Village, Oliver's Place, Fulwood, Preston, PR2 9WT

Document Control

Item	Details
Document	Planning, Design and Access Statement
Site	2 Vale Road, Northfleet, Gravesend, Kent, DA11 9RE
Applicant	Mr M Yousafi
Application type	Full planning permission - retrospective / part-retrospective
Status	Application submission
Date	August 2026
Prepared by	Design Solutions AP Ltd

Contents

1	Executive Summary
2	Introduction and Scope
3	Application Site and Context
4	Existing Use and Material Background
5	The Proposed Development
6	Design and Visual Impact
7	Planning Policy Framework
8	Planning Assessment
9	Acoustic Assessment and Mitigation Strategy
10	Design and Access Statement
11	Retrospective Planning and Enforcement Context
12	Environmental Safeguards and Suggested Controls
13	Planning Balance and Conclusion

Appendix A Policy Compliance Matrix

Appendix B - Schedule of Commitments and Suggested Conditions

Appendix C - Submitted Documents and References

Purpose of this statement

This statement explains the planning merits, design rationale, amenity implications and access considerations associated with the extraction system serving the applicant's car body repair operation. It should be read alongside the submitted plans, Martin Environmental Solutions Ltd Acoustic Survey and Assessment Report 3281-1, and the Elta R02 Rectangular Silencers technical specification.

1. Executive Summary

This Planning, Design and Access Statement has been prepared by Design Solutions AP Ltd on behalf of Mr M Yousafi in support of a retrospective / part-retrospective planning application relating to an extraction system serving a car respraying booth within part of the established industrial building at 2 Vale Road, Northfleet, Gravesend.

The applicant has taken occupation of only a relatively small part of the wider building for car body repair activities. The existing planning use of the premises is understood to accommodate the proposed industrial activity and the application does not seek a material change of use. The planning issue arises from the physical installation of the spray booth extraction system and the external duct/flue passing through the building envelope.

The premises form part of an established industrial site which has accommodated industrial-type uses historically. The relevant part of the building was vacant before the applicant came forward, and its occupation therefore brings unused employment floorspace back into productive use. Significant expenditure has already been incurred in taking on and fitting out the premises, including the specialist spray booth installation. The inability to bring the spray-booth element of the business into routine operation pending regularisation has consequently imposed a substantial financial burden on the operator.

Following a complaint, Gravesham Borough Council became involved through its Planning Enforcement service. The Council's Enforcement Officer, Mr Ian Brown, visited the premises and subsequent email correspondence has taken place. The applicant has responded constructively to that intervention by instructing professional planning and acoustic consultants and by preparing the present application rather than seeking to operate the equipment without addressing the Council's concerns.

The independent acoustic assessment is central to the application. Monitoring found that the extraction system in its unmitigated form produced a sound level of approximately 70.1 dB(A) at the monitoring position and therefore required attenuation. The consultant has identified a clear engineered solution comprising Elta R02-3-1800 rectangular duct silencers to both the intake and extract sides, anti-vibration flexible connections, and a revised vertical discharge terminating at least 1 metre above the building eaves.

With the proposed silencers installed, the calculated specific sound level reduces to 33.9 dB(A). The BS4142 assessment records a resulting rating level of 35.9 dB compared with a measured background level of 36.3 dB LA90, meaning the rating level is 0.4 dB below background. The consultant therefore concludes that the mitigated system will not give rise to a significant adverse or adverse noise impact at the neighbouring residential properties and will achieve a No Observed Effect Level.

The manufacturer's submitted technical literature independently substantiates the acoustic characteristics of the selected attenuation. The R02-3-1800 is a purpose-designed 1,800 mm long rectangular duct silencer with insertion loss values of 10 dB at 63 Hz, 20 dB at 125 Hz, 35 dB at 250 Hz, 49 dB at 500 Hz, 50 dB at 1 kHz, 50 dB at 2 kHz, 50 dB at 4 kHz and 52 dB at 8 kHz. The manufacturer states that its insertion loss data are derived from continual testing to BS4718 and other standards in independent UKAS-certified laboratories.

Overall conclusion

The application presents a proportionate and technically evidenced solution. It secures the productive reuse of established industrial floorspace while addressing the amenity concern that prompted the enforcement investigation. Subject to installation and retention of the identified acoustic mitigation and reasonable operating controls, the extraction system is acceptable in planning terms and retrospective planning permission should be granted.

2. Introduction and Scope

2.1 Applicant and purpose

The applicant, has taken occupation of part of the existing industrial premises at 2 Vale Road with the intention of operating a small car body repair business. A spray booth is an essential element of that operation because vehicle refinishing must take place within a controlled enclosed environment served by dedicated mechanical ventilation and extraction.

The purpose of this application is to regularise the planning position relating to the external plant and building works associated with that installation. The application is not advanced as a change-of-use application and no enlargement of the industrial floorspace is proposed.

2.2 Scope of the application

The application seeks permission for retention of the installed extraction arrangement together with the additional works and mitigation now proposed in response to the acoustic assessment. The development to be determined therefore comprises the extraction system as a complete mitigated installation, rather than the original unattenuated arrangement in isolation.

2.3 Supporting information

This statement has been prepared having regard to the submitted location and site plans, existing and proposed floor plans and elevations, the detailed 1:50 spray-booth / silencer arrangement, the independent acoustic survey and assessment, and the Elta R02 Rectangular Silencers product literature. Together, those documents allow the Local Planning Authority to assess the siting, appearance, acoustic performance and operational implications of the development.

3. Application Site and Context

3.1 Location

The application site is 2 Vale Road, Northfleet, Gravesend, Kent, DA11 9RE. The submitted location plan identifies the building on the western side of Vale Road close to its junction with Dover Road, within an area characterised by a mixture of industrial/commercial activity and established residential development.

3.2 Existing building

The host building is a substantial industrial structure occupying a much larger footprint than the applicant's unit. The submitted floor plans demonstrate that the applicant occupies only a modest part of the overall building. The spray booth is positioned internally, and the principal external planning change is the associated intake and extraction apparatus passing through the northern/rear building elevation.

3.3 Surrounding uses and sensitive receptors

The acoustic assessment records industrial buildings immediately to the south, including an adjoining tyre repair centre, with further industrial land to the west/south-west. Residential properties are present on the opposite side of Vale Road approximately 45 metres from the extraction point and also to the north of the site, where private garden areas are closer to the extraction equipment.

The mixed relationship between industrial activity and residential receptors makes amenity an important consideration. It does not, however, render continued industrial use unacceptable. The appropriate planning approach is to ensure that plant is appropriately designed and attenuated so that the established employment use can coexist with nearby housing.

4. Existing Use and Material Background

4.1 Established industrial use

The wider building has been used for industrial-type activities historically. The applicant understands that the established planning use of the premises allows the intended car body repair activity and no planning permission is therefore sought for a material change in the use of the unit. The application is confined to the physical development associated with the spray-booth extraction system.

4.2 Vacancy and reuse

The applicant's part of the building was vacant before occupation. Reuse of existing floorspace is inherently more sustainable than constructing additional industrial premises elsewhere and assists in maintaining the vitality and economic function of an established employment site.

The operator has committed significant capital to the premises and specialist equipment. That expenditure cannot, and is not intended to, override any genuine planning harm. It is nevertheless a material part of the wider economic context because the proposal enables an existing building to remain in beneficial use and supports a small business which has already invested in the local economy.

4.3 Council involvement

A complaint regarding the extraction installation resulted in a visit by Gravesham Borough Council's Enforcement Officer, Mr Ian Brown. Subsequent email exchanges have taken place, and the Council is awaiting submission of a planning application. The present submission is therefore the direct and constructive response to that request.

5. The Proposed Development

5.1 Spray booth and extraction arrangement

The spray booth is installed internally within the applicant's part of the building. Mechanical intake and extract ductwork connect the booth to the external wall. The external components are limited in scale relative to the host industrial building and are positioned on a secondary elevation.

5.2 Revised discharge

The acoustic consultant recommends that the extraction flue be extended so that its vertical discharge terminates at least 1 metre above the eaves of the building. The submitted proposed elevations incorporate that arrangement. The increased height improves dispersion and directs sound energy away from ground-level receptors.

5.3 Acoustic attenuation

Two Elta R02-3-1800 rectangular duct silencers are proposed, one on the air intake side and one on the extract side. The detailed 1:50 plan specifies an inlet silencer approximately 700 x 700 x 1,800 mm and an outlet silencer approximately 750 x 750 x 1,800 mm, with anti-vibration flexible connections at each end.

The Elta manufacturer data confirm that the R02-3 range accommodates cross-section dimensions from 100 mm to 1,200 mm in each principal dimension and is available in lengths from 600 mm to 2,400 mm. The 1,800 mm units and 700/750 mm cross-sections shown on the submitted drawings therefore fall within the manufacturer's published dimensional range.

5.4 Operating hours

The acoustic assessment is based upon business operating hours of 09:00-17:00 Monday to Friday and 09:00-13:00 on Saturdays. The spray booth will not operate continuously throughout those hours and will only run when required for individual vehicle preparation and refinishing tasks. The applicant is willing for those hours to be secured by planning condition.

Component	Submitted / proposed detail
Spray booth	Installed internally within the applicant's industrial unit
Air intake silencer	Elta R02-3-1800, approximately 700 x 700 x 1,800 mm
Extract silencer	Elta R02-3-1800, approximately 750 x 750 x 1,800 mm
Connections	Flexible anti-vibration connections at each end of the silencers
External flue	Vertical discharge terminating at least 1 m above eaves level
Operating hours	09:00-17:00 Monday-Friday; 09:00-13:00 Saturday

6. Design and Visual Impact

6.1 Context-led design

The extraction equipment is functional plant associated with a lawful industrial operation. Its design must therefore be assessed in the context of the host industrial building rather than against the expectations applicable to a domestic elevation or sensitive heritage frontage.

6.2 Scale and siting

The apparatus is visually subordinate to the substantial scale and mass of the existing building. It does not increase the footprint of the premises, create new usable floorspace or materially change the form of the building. The intake and extract are positioned on a secondary elevation and are not prominent features on the principal Vale Road frontage.

6.3 Flue height

The proposal to raise the extraction outlet to at least 1 metre above eaves level introduces a modest additional vertical element. That height is functionally justified by the environmental benefits identified by the acoustic consultant and is a commonplace characteristic of properly designed industrial extraction systems. The limited visual effect is comfortably outweighed by the improved acoustic directivity and dispersion achieved by the revised arrangement.

6.4 Materials and appearance

The submitted Elta product specification confirms that the silencers are manufactured from mill-finish hot-dip galvanised mild steel, with perforated galvanised splitters and acoustic-grade mineral fibre infill. The equipment is therefore robust, utilitarian and consistent with the material character expected of plant associated with an industrial building.

7. Planning Policy Framework

7.1 Statutory development plan

At the date of this statement the statutory Development Plan for Gravesham comprises the Gravesham Local Plan Core Strategy and Policies Map (2014), saved policies of the Gravesham Local Plan First Review (1994), and the Kent Minerals and Waste Local Plan 2024-30 where relevant. The application is principally concerned with Core Strategy Policies CS07 and CS19.

Policy CS07 addresses the Borough's economy, employment and skills objectives and provides the strategic framework for supporting employment activity. The proposal is consistent with that economic objective because it brings existing industrial floorspace back into active use and enables continued operation of a small business without requiring new employment land or buildings.

Policy CS19, Development and Design Principles, requires development to be fit for purpose, integrate appropriately with its surroundings and safeguard amenity. Of particular relevance, the policy seeks to avoid adverse environmental effects from pollution including noise, air and odour. The proposal responds directly to that requirement through a quantified acoustic assessment and specified attenuation measures.

7.2 Design for Gravesham

The Council's Design for Gravesham Design Code SPD provides supplementary guidance supporting Policy CS19. In the present industrial context, the key design considerations are that the plant remains visually subordinate to the host building, is appropriately sited and does not cause unacceptable effects upon surrounding amenity.

7.3 Emerging Gravesham Local Plan 2042

The Gravesham Local Plan 2042 is currently at Proposed Submission / Regulation 19 stage. It has not yet replaced the adopted Core Strategy and the application must therefore continue to be determined primarily against the adopted Development Plan, with weight given to emerging policies in accordance with their stage of preparation and the extent to which relevant matters remain unresolved.

7.4 National Planning Policy Framework

The National Planning Policy Framework requires planning decisions to support a strong and competitive economy and states that significant weight should be placed on the need to support economic growth and productivity. It also requires planning decisions to ensure that development is appropriate for its location and to mitigate and reduce to a minimum potential adverse impacts from noise so that significant adverse impacts on health and quality of life are avoided.

7.5 National noise policy and guidance

The Noise Policy Statement for England and Planning Practice Guidance on noise establish the objective of avoiding significant adverse impacts and mitigating other adverse effects, while recognizing that sustainable development requires a proportionate, evidence-led response. BS4142:2014+A1:2019 provides the recognized method for rating industrial and commercial sound against the prevailing background sound climate and has been applied in the submitted acoustic assessment.

8. Planning Assessment

8.1 Principle of development

There is no objection in principle to the retention of extraction equipment serving an established industrial use, provided that its visual and environmental effects are acceptable. The system is directly related to the operation taking place within the premises, does not intensify the development footprint, and does not introduce a use inconsistent with the industrial function of the building.

8.2 Economic and employment considerations

The proposal supports the continued occupation of previously vacant industrial floorspace and allows a small business to become fully operational. That aligns with both national policy support for business investment and local economic objectives. The applicant's financial commitment should not be treated as a reason to accept unacceptable development, but where technical evidence demonstrates that the effects can be mitigated, the economic benefits of securing productive reuse are properly placed in the positive side of the planning balance.

8.3 Neighbouring amenity

The key amenity issue is noise from the extraction plant. This has been investigated in detail through on-site monitoring and a BS4142 assessment. The submitted evidence does not rely on assertion: it identifies the unmitigated impact, specifies the attenuation required and calculates the residual impact after mitigation. The predicted rating level is below the measured background level, providing a firm technical basis for concluding that the proposal can operate without causing unacceptable noise disturbance.

8.4 Visual amenity

The external equipment is modest in scale when viewed against the large industrial building and is located on a secondary elevation. The additional flue height is justified by the environmental performance of the system. There is no design reason why this functional industrial plant should be refused when its visual effect is limited and its location is appropriate to the building it serves.

8.5 Vibration and structure-borne sound

The mitigation strategy does not address airborne sound alone. The acoustic consultant requires the silencers to be installed internally on anti-vibration mounts with flexible connectors at either end to prevent vibration being transmitted through the ductwork and building structure. The detailed submitted plan expressly shows flexible anti-vibration connections, allowing this measure to be secured by condition.

8.6 Access, parking and traffic

The extraction works do not alter the existing vehicular or pedestrian access to the site, do not create additional floorspace and do not change the parking or servicing arrangements. There is therefore no direct highway or access impact arising from the physical development for which permission is sought.

9. Acoustic Assessment and Mitigation Strategy

9.1 Survey methodology and existing sound climate

Martin Environmental Solutions Ltd undertook representative monitoring on 1 July 2026 with the applicant's operation not running, followed by operation of the extraction system for approximately one hour. A Cirrus Optimus Green sound level meter was positioned close to the extraction system between the building and the neighbouring garden boundary. The meter was field-calibrated before and after monitoring and no significant calibration variation was identified.

The measured average daytime ambient level was 45.7 dB LAeq and the measured background level was 36.3 dB LA90. The consultant notes that the remainder of the industrial estate was not operating during the survey, meaning the measured background is conservative because normal wider industrial activity would be expected to increase the prevailing sound climate.

9.2 Unmitigated extraction noise

When the extraction system was switched on, the measured sound level increased to 70.1 dB(A). The acoustic consultant therefore concluded that the original unattenuated arrangement would produce an adverse effect and required further mitigation. The applicant accepts that finding and the present application is intentionally based upon a revised, attenuated system rather than the original installation.

9.3 Selected attenuation

The consultant selected Elta R02-3-1800 rectangular silencers to both the inlet and outlet of the extraction system. When the manufacturer's insertion loss is applied, the calculated specific sound level at the monitoring position reduces to 33.9 dB(A). This is below both the measured 36.3 dB LA90 background level and the 50 dB(A) external garden criterion used within the assessment.

9.4 Manufacturer technical specification

The submitted Elta R02 technical literature provides independent product data for the exact R02-3-1800 model relied upon in the acoustic assessment. It describes the product as a high-performance rectangular duct-mounted silencer using sound-absorbing infill splitters retained by a perforated liner. The manufacturer states that insertion loss data are derived from continual testing to BS4718 and other standards in independent UKAS-certified laboratories, including where appropriate regenerated/self-noise testing in forward and reverse flow conditions.

Centre band frequency	R02-3-1800 insertion loss
63 Hz	10 dB
125 Hz	20 dB
250 Hz	35 dB
500 Hz	49 dB
1,000 Hz	50 dB
2,000 Hz	50 dB
4,000 Hz	50 dB
8,000 Hz	52 dB

The product literature also confirms that R02-3 silencers can be manufactured with A and B cross-section dimensions between 100 mm and 1,200 mm, with lengths from 400 mm to 2,400 mm. The specified 700 x 700 mm inlet and 750 x 750 mm outlet silencers at 1,800 mm length are therefore within the published dimensional envelope of the product range.

In construction terms the silencers use hot-dip galvanised mild-steel components, galvanised perforated splitters and acoustic-grade mineral-fibre absorbing infill, and are manufactured to HVCA DW144 Class B / M&E 100 requirements for sheet-steel thickness and stiffening. The manufacturer identifies them as suitable for internal or external mounting and for duct system pressures up to 1,500 Pa.

9.5 BS4142 assessment

The acoustic report undertakes a BS4142:2014+A1:2019 assessment of the mitigated system. The report records a calculated specific sound level of 33.9 dB LAeq and a resulting rating level of 35.9 dB against a measured background level of 36.3 dB LA90. The resulting difference is -0.4 dB, meaning the rating level is below background.

Assessment parameter	Result
Measured daytime ambient sound	45.7 dB LAeq
Measured background sound	36.3 dB LA90
Unmitigated extraction sound	70.1 dB(A)
Mitigated calculated specific sound	33.9 dB LAeq
BS4142 rating level	35.9 dB
Rating level relative to background	-0.4 dB

The consultant further notes that the nearest residential garden receptor is farther from the source than the monitoring position and estimates that the specific sound level at that receptor is likely to be at least 6 dB lower. The analysis therefore contains an additional element of conservatism beyond the already favourable BS4142 comparison.

Acoustic conclusion

With the R02-3-1800 silencers, anti-vibration connections and high-level vertical discharge installed, the independent acoustic assessment concludes that no significant adverse or adverse noise impact will occur at neighbouring residential properties. The mitigation can be secured by straightforward planning conditions and retained for the lifetime of the installation.

10. Design and Access Statement

10.1 Amount and layout

No additional industrial floorspace is proposed. The spray booth remains wholly within the existing building and the external development is limited to the intake/extract apparatus and revised high-level flue. The internal position has been selected to serve the applicant's operational area without altering the wider layout of the host building.

10.2 Scale and appearance

The extraction plant is small in scale relative to the host structure and remains clearly ancillary to it. The proposed appearance is functional and appropriate to an industrial building. The increased flue height is no greater than necessary to achieve the environmental performance identified by the specialist consultant.

10.3 Access and inclusive design

The proposal does not alter existing entrances, pedestrian routes, parking, service access or internal circulation available to staff and visitors. It therefore has a neutral effect on inclusive access. No new barriers to access are introduced by the development.

11. Retrospective Planning and Enforcement Context

11.1 Retrospective status

The applicant acknowledges that planning permission should have been obtained for the external extraction apparatus before installation. The planning legislation expressly provides a mechanism for retrospective applications and such applications must be assessed on their planning merits in the same way as proposals made before development is carried out.

11.2 Constructive response to enforcement

Following the complaint and the Council's enforcement involvement, the applicant has not sought simply to defend the original installation. Instead, professional acoustic evidence has been commissioned, measured monitoring has been undertaken, the shortcomings of the unmitigated system have been acknowledged and a specific engineered solution has been designed. This is an appropriate and proportionate response to the Council's concerns.

11.3 Financial and operational context

The retrospective position has had a genuine commercial consequence because substantial fit-out expenditure has already been incurred while the spray-booth element of the business has been unable to operate normally pending planning resolution. That circumstance is not put forward as a reason to permit harmful development. It does, however, underline the practical importance of determining the application on the evidence now before the Council and, where the identified harm is demonstrably mitigated, allowing a viable industrial business to operate from premises that were previously vacant.

12. Environmental Safeguards and Suggested Controls

12.1 Condition-based solution

The matters raised by the extraction equipment are capable of being controlled by precise planning conditions. There is no need to withhold permission where the mitigation is identifiable, measurable and capable of being installed and retained.

- The Elta R02-3-1800 silencers, or an acoustically equivalent alternative first approved by the Local Planning Authority, should be installed to both the intake and extract before the spray booth is brought into routine use following the grant of permission.
- The silencers should be installed with the flexible anti-vibration connections / isolation measures shown on the submitted detail and retained thereafter.
- The external extraction outlet should discharge vertically and terminate not less than 1 metre above the eaves level shown on the approved elevations.
- The extraction system should operate only between 09:00-17:00 Monday to Friday and 09:00-13:00 on Saturdays, with no operation on Sundays or Bank/Public Holidays unless otherwise agreed.
- The attenuation and extraction equipment should be maintained in effective working order for the lifetime of the use.

12.2 Proportionate planning control

Those controls directly address the issue that prompted the complaint while allowing the established industrial premises to remain in beneficial use. They also ensure that permission is tied to the improved mitigated arrangement assessed by the acoustic consultant, rather than the original unattenuated condition.

13. Planning Balance and Conclusion

13.1 Positive planning considerations

- Productive reuse of previously vacant industrial floorspace.
- Support for an existing small business and local economic activity.
- No material change of use and no additional industrial floorspace.
- A limited, functional external alteration appropriate to an industrial building.
- No change to access, parking or servicing arrangements.
- A specialist acoustic assessment based on measured site data.
- Manufacturer-supported attenuation using the exact silencer model specified in the acoustic calculations.
- A mitigated BS4142 rating level below the measured background sound level.
- Clear, enforceable measures capable of being secured through planning condition.

13.2 Principal issue and response

The only substantive planning issue arising directly from the installed plant is its potential effect on nearby residential amenity, particularly noise. The evidence demonstrates that the original unmitigated system required improvement. Crucially, it also demonstrates that the problem is capable of being solved. Refusal on noise grounds would therefore be difficult to justify where a specialist assessment shows that the mitigated rating level falls below background and where the attenuation can be secured by condition.

13.3 Overall planning balance

The proposal achieves an appropriate balance between protecting neighbouring residents and supporting the continued use of established industrial premises. The development, as mitigated, is fit for purpose, proportionate in appearance and technically capable of operating without significant adverse or adverse noise effects. It therefore accords with the objectives of Gravesham Core Strategy Policies CS07 and CS19 and with the economic, design and environmental aims of the National Planning Policy Framework.

Conclusion

The applicant has responded positively to the Council's enforcement concerns and has provided a robust technical solution rather than seeking retention of the original unattenuated installation. On the evidence submitted, the development is acceptable in principle and in detailed amenity terms. Gravesham Borough Council is therefore respectfully requested to grant retrospective / part-retrospective planning permission subject to conditions securing the submitted acoustic mitigation and operating controls.

Appendix A - Policy Compliance Matrix

Policy / guidance	Key consideration	Response
Gravesham Core Strategy CS07	Support the Borough's economy, employment and skills objectives.	The proposal enables productive reuse of existing industrial floorspace and supports continued operation of a small employment-generating business.
Gravesham Core Strategy CS19	Development should be fit for purpose, integrate appropriately and avoid adverse environmental effects including noise.	The equipment is subordinate to the industrial building and the specified attenuation reduces the BS4142 rating level below the measured background level.
Design for Gravesham SPD	Development should respond to context and maintain appropriate design quality.	Functional plant is positioned on a secondary elevation and is modest in scale relative to the host industrial building.
NPPF - strong competitive economy	Significant weight should be placed on supporting economic growth and productivity.	The proposal supports business investment and productive occupation of previously vacant industrial premises.
NPPF - noise	Mitigate and reduce adverse noise impacts and avoid significant adverse effects on health and quality of life.	Independent acoustic assessment identifies and quantifies the mitigation required; resulting rating level is 0.4 dB below background.
Noise Policy Statement / PPG	Avoid significant adverse effects and mitigate/minimise other adverse effects.	The acoustic consultant concludes that the mitigated proposal achieves a No Observed Effect Level at neighbouring residents.
BS4142:2014+A1:2019	Assess industrial/commercial sound relative to background.	Mitigated rating level 35.9 dB versus background 36.3 dB LA90, a difference of -0.4 dB.

Appendix B - Schedule of Commitments and Suggested Conditions

No.	Commitment / suggested control
1	The development shall be retained and completed in accordance with the approved plans and acoustic mitigation details.
2	Before the spray booth is brought into routine use following the grant of permission, an Elta R02-3-1800 silencer shall be installed to both the air intake and extract sides, or an acoustically equivalent alternative shall first be agreed in writing by the Local Planning Authority.
3	The silencers shall be installed with anti-vibration isolation and flexible connections as shown on the submitted detail and shall be retained thereafter.
4	The extraction flue shall terminate vertically not less than 1 metre above the eaves level shown on the approved proposed elevations and shall thereafter be retained in that form.
5	The spray booth / extraction system shall not operate outside 09:00-17:00 Monday-Friday and 09:00-13:00 Saturday, and shall not operate on Sundays or Bank/Public Holidays unless otherwise approved in writing.
6	The extraction, silencing and vibration-control equipment shall be maintained in effective working order for the lifetime of the development.

Appendix C - Submitted Documents and References

Document	Reference / date
Location Plan	DS237 - LP - 01, August 2026
Existing Site Plan	DS237 - ESP - 01, August 2026
Proposed Site Plan	DS237 - PSP - 01, August 2026
Existing Floor Plan	DS237 - 001, August 2026
Existing Elevations	DS237 - 002, August 2026
Proposed Floor Plan	DS237 - 003, August 2026
Proposed Elevations	DS237 - 004, August 2026
Detailed Proposed Spray Booth / Silencer Plan	DS237 - PP01, July 2026
Acoustic Survey and Assessment	Martin Environmental Solutions Ltd, Report 3281-1, August 2026
R02 Rectangular Silencers - Product Literature	Elta, R02-06-2024 Issue A
Gravesham Local Plan Core Strategy	Gravesham Borough Council, adopted September 2014
Design for Gravesham - Design Code SPD	Gravesham Borough Council
National Planning Policy Framework	Current national planning policy
Noise Policy Statement for England / Planning Practice Guidance	National noise policy and planning guidance
BS4142:2014+A1:2019	Methods for rating and assessing industrial and commercial sound