
SUMMARY REPORT

Application Ref:	20231182
Site Address:	Site Of Battle Of Britain Coldharbour Road Northfleet Gravesend
Application Description:	Application for the variation of condition 2 attached to planning reference 20221251 for the construction of a care home (within Class C2) associated parking, access, drainage, boundary treatments, landscape and other associated works; to allow the increase of 65 bedrooms to 75 bedrooms and the provision of a basement.
Applicant:	Mr Max Paddick
Agent:	Miss Laura Grimason, Gillings Planning
Ward:	Coldharbour And Perry Street
Parish:	Non-Parish Area
Decision due date:	18 th March 2024
Publicity expiry date:	12 January 2024
Decision Level:	Committee Decision
Reason for referral:	Councillor Call In
Recommendation:	Permission subject to conditions.

Summary of Reasons for Recommendations

This proposal relates to intended changes to the approved scheme under planning reference 20221251. The changes are summarised as below:

- Increased number of bedrooms from 65 bedrooms to 75 bedrooms and associated internal alterations;
- Creation of a basement floor;
- Partial set back on first floor north elevation changed to create a consistent wall line;
- Introduction of a shallow lightwell at the north corner of the building adjacent to the sight entrance to allow basement level access;
- 2no. additional private patio areas to southern side of south wing;
- New path introduced adjacent to resident's courtyard to link to relocated service entrance;
- Altered Windows and materials.

The proposed changes will have no detrimental impact on the surrounding townscape, character of the area, amenity, highway safety or parking. The proposed changes take into account the history of the site and wider context of the area.

The development, which is an amendment to the original approval reference 20221251, is considered to comply with local and national planning policy and the changes would not result in any significant material harm and so would be deemed acceptable.

The recommendation is for planning permission, subject to conditions as set out within this report.

MAIN REPORT

1. Site Description and Surroundings

- 1.1. The application site comprises the site of the former Battle of Britain Public House situated on the corner of Coldharbour Road and New House Lane, Northfleet.
- 1.2. Formerly the site comprised the Battle of Britain Public House, a two-storey building with part brick and part rendered and painted walls and a tiled roof which had been considerably extended over the years. The Public House was set back from the highways of both Coldharbour Road and New House Lane, and with its main frontage and aspect facing towards New House Lane. The public house contained living accommodation on the upper floor.
- 1.3. The land in front of and principally to the northeast of the public house was used as a customer car park and a storage area and land to the south east of the public house was used as a large beer garden with play equipment which was enclosed by railings along the Coldharbour Road frontage. There was some lighting to the car park.
- 1.4. The site covers an area of approximately 0.45 hectares (1.1 acres) and is bounded by:
 - New House Lane to the northwest, and beyond this the access road which serves nos. 80-90 New House Lane which to the northwest comprise two storey semi-detached properties, most still in Local Authority control, which face towards the site at a distance of approximately 21m away from New House Lane;
 - The grass playing field of Shears Green Primary School to the northeast;
 - St Clements Catholic Church and residential properties (12 maisonettes) situated within St Clements Close to the southeast; the church serves as a satellite to the main Catholic Church at The Hill Northfleet;
- 1.5. Coldharbour Road to the southwest, and properties on the adjacent side of the highway 22-28 (even nos.) Coldharbour Road which comprises two storey linked detached properties as well as an entrance to Durndale Recreation Ground.
- 1.6. Vehicular access into the site to the former public house was from Coldharbour Road close to the junction with New House Lane. There was also a pedestrian access in the form of steps up from New House Lane mid-way along the road frontage. A second set of steps that existed appears to have been removed.
- 1.7. There is no footway to the road frontage of the site to New House Lane but there is a grass bank from road level, with the site elevated above the road. The site conversely is slightly below the road level in Coldharbour Road. There are a few trees/bushes around the edges of the site.
- 1.8. The housing in the surrounding area dates from circa 1948. The residential development opposite the site (in Gibson Close) dates from the late 1960's while the development of the church and maisonettes in St Clements Close was built in the early 1990's.

2. Planning History

- 2.1. Following demolition of the public house (2016), planning permission was granted in 2020 under planning ref 20171245 for 'Construction of 20 residential units comprising 6 x three bedroom houses; 9 x two bedroom flats; and 5 x one bedroom flats; laying out of access road, provision of 32 car parking spaces, refuse and cycle storage, private and communal gardens, and construction of vehicular access onto New House Lane.' This extant planning consent was not implemented and the consent expired on 9th December 2023.
- 2.2. Planning permission was granted more recently (in 2023) under planning ref 20221251 for a care home (within Class C2) associated parking, access, drainage, boundary treatments, landscape and other associated works. It was evident during the site visit on 22nd December 2023 that this planning permission has not been implemented.
- 2.3. The relevant planning history for the site is laid out in the below table:

Reference	Description	Decision	Decision Date
20221251	Construction of a care home (within Class C2) associated parking, access, drainage, boundary treatments, landscape and other associated works.	Permitted	30.06.2023
20171245	Construction of 20 residential units comprising 6 x three bedroom houses; 9 x two bedroom flats; and 5 x one bedroom flats; laying out of access road, provision of 32 car parking spaces, refuse and cycle storage, private and communal gardens, and construction of vehicular access onto New House Lane.	Permitted	09.12.2020
20160971	Application for determination as to whether prior approval is required for the demolition of the public house.	Refused	21.10.2016
20120373	Erection of one pair of two storey semi-detached three bedroom dwellings with semi-detached garage at the rear; formation of new access on to New House Lane and reconfiguration of public house car park.	Permitted	25.09.2012
20040296	Outline application for the erection of a building in the car park at the side to provide 18 self-contained flats with vehicular access from the existing public house access and laying out of 17 car parking spaces.	Refused	25.08.2004

- 2.4. Previous to this, the applications all related to various minor alterations to the Public House.

3. Proposal

- 3.1. This proposal relates to intended changes to the approved scheme under planning reference 20221251. The changes are summarised as below:
- Increased number of bedrooms from 65 bedrooms to 75 bedrooms and associated internal alterations;
 - Creation of a basement floor;
 - Partial set back on first floor north elevation changed to create a consistent wall line;

- Introduction of a shallow lightwell at the north corner of the building adjacent to the sight entrance to allow basement level access;
- 2no. additional private patio areas to southern side of south wing;
- New path introduced adjacent to resident's courtyard to link to relocated service entrance;
- Altered Windows; and
- Altered Materials.

4. Planning Policy, Development Plan and other Material Considerations#

Development Plan

4.1. The relevant development plan policies are laid out as follows:

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS07 - Economy, Employment and Skills
- CS10 - Physical and Social Infrastructure
- CS11 – Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 – Design and Development Principles
- CS20 – Heritage and the Historic Environment

4.2. Paragraph 33 of the NPPF (2023) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

4.3. The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these saved policies via the emerging Local Plan.

Saved Policies in the Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- T5 – Formation of New Accesses or The Intensification of Use of Existing Accesses
- P3 – Vehicle Parking Standards

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 5 – Delivering a sufficient supply of homes
- Section 6 – Building a strong and competitive economy
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed and beautiful places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment

- Section 16 – Conserving and enhancing the historic environment

Other Material Considerations

Supplementary Planning Guidance

- SPG4 – KCC Parking Standards (2006)
- Planning Guidance on Waste Collection Requirements (2019)
- Guidance Note 12 – Arboricultural Association
- Kent Design Guide (2006)

5. Consultations and Publicity Responses

Consultations

External Consultees

5.1. Southern Water

Southern Water has no objections to the above variation of condition 02 submitted by the applicant.

The design of the proposed basements and on-site drainage system should consider the possibility of surcharging within the public sewerage system in order to provide adequate protection to basements from the risk of flooding.

All other comments in our response dated 24 January 2023 remain unchanged and valid.

5.2. Natural England

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

5.3. Environment Agency

We have reviewed the proposed variation and would maintain our previous comments and recommended conditions associated with the parent application dated 6 December 2022.

5.4. Kent Police Designing Out Crime Officer

We have reviewed this application in regard to Crime Prevention Through Environmental Design (CPTED) and in accordance with the National Planning Policy Framework (NPPF).

Applicants/agents should consult us as Designing out Crime Officers (DOCO's) to address CPTED and incorporate Secured By Design (SBD) as appropriate. We use details of the site, relevant crime levels/type and intelligence information to help design out the opportunity for Crime, Fear of Crime, Anti-Social Behaviour (ASB), Nuisance and Conflict.

There is a carbon cost for crime and new developments give an opportunity to address it. Using CPTED along with attaining an SBD award using SBD guidance, policies and

academic research would be evidence of the applicants' efforts to design out the opportunity for crime.

We request a condition for this site to follow SBD guidance to address designing out crime to show a clear audit trail for Designing Out Crime, Crime Prevention and Community Safety and to meet our Local Authority statutory duties under Section 17 of the Crime and Disorder Act 1998.

1. Due to the proposed use of the site, we would recommend the applicant review current site security and boundary treatments. We advise boundary treatments to be 1.8m in height with support beams facing inwards, any gates to a rear/ side access must also be securely lockable from both sides. It is essential that there is no unauthorised access to the rear of the site either via the side access route or via neighbouring premises.
2. We recommend CCTV be installed at the main entrance doors to monitor the movements of the occupiers. In some circumstances, it can be advisable for staff carry personal attack alarms and in some instances BWV cameras for safety purposes.
3. Access Control and Security Compartmentalisation– For the main communal doors audio/visual door entry systems controlled by reception are required to prevent unauthorised access. It is vital that members of the public cannot freely walk around the building, they must be let in via reception and must be limited to what areas they can access without a member of staff present. For the main communal doors audio/visual door entry systems are required if the receptionists are not within direct view of the doors.
4. We strongly recommend external doors and windows meet PAS 24: 2022 UKAS certified standard, STS 201 or LPS 2081 Security Rating B+. Existing rear doors and windows that are not being replaced may require limiters/ restrictors to help maintain security.
5. Bedroom windows on the ground floor require a defensive treatment to deflect loitering.
6. Consideration should be given to the provision of informal association spaces for members of the community. These must be subject to surveillance but sited so that residents will not suffer from possible noise pollution, in particular the green spaces surrounding the site, any parking areas/ courts and pedestrian routes. These areas must be well lit and covered by natural surveillance from neighbouring properties.
7. To meet SBD guidance we would strongly recommend the installation of pavements on both sides of the roads to avoid vehicle and pedestrian conflict and promote safer spaces. It is now common practice to have some shared vehicle/ pedestrian areas on secondary routes. If pavements cannot be installed in these shared spaces, we strongly recommend traffic calming measures, especially where there is a curvature in the road.
8. Parking - To help address vehicle crime, security should be provided for Motorbikes, Mopeds, Electric bikes and similar. SBD or sold secure ground or wall anchors can help provide this. We advise against the use of parking courts as they can create an opportunity for crime. Where unavoidable, the areas must be covered by natural surveillance from an "active" window e.g. lounge or kitchen and sufficient lighting – the same recommendations apply to on plot parking bays. In addition, we request appropriate signage for visitor bays to avoid conflict and misuse. If car ports are unavoidable, we recommend they be lit and painted in a light colour to optimize surveillance opportunities. For car parks, we recommend the Safer Parking Scheme, which follows CPTED guidance from both the police and the British Parking Association.
9. New trees should help protect and enhance security without reducing the opportunity for surveillance or the effectiveness of lighting. Tall slender trees with a crown of above 2m rather than low crowned species are more suitable than "round shaped" trees with a low crown. New trees should not be planted within parking areas or too close to street lighting. Any hedges should be no higher than 1m, so that they do not obscure vulnerable areas.

10. Lighting - Please note, whilst we are not qualified lighting engineers, any lighting plan should be approved by a professional lighting engineer (e.g. a Member of the ILP), particularly where a lighting condition is imposed, to help avoid conflict and light pollution. Bollard lighting should be avoided, SBD Homes 2019 states: "18.3 Bollard lighting is purely for wayfinding and can be easily obscured. It does not project sufficient light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime. It should be avoided." Lighting of all roads including main, side roads, cul de sacs and car parking areas should be to BS5489-1:2020 in accordance with SBD and the British Parking Association (BPA) Park Mark Safer Parking Scheme specifications and standards.

11. Blank Walls. It is important to avoid the creation of windowless elevations and blank walls immediately adjacent to public spaces. This type of elevation tends to attract graffiti, inappropriate loitering, and ball games. The provision of a 1m buffer zone using either a 1.2 – 1.4m railing or a 1m mature height hedge with high thorn content should address those issues.

12. Vehicle mitigation may be required on pedestrian routes, to prevent mopeds or similar vehicles accessing the area and causing nuisance.

13. Open space. Open space areas must be well lit and boundaries must be clearly defined to avoid conflict or ball games causing nuisance. For any LAP or LEAP, we recommend fencing at a minimum height of 1.2m and vandal resistant play equipment. Consideration should be given to a single dedicated entry and exit point to enable adult control/supervision.

If approved, site security is required for the construction phase. There is a duty for the principle contractor "to take reasonable steps to prevent access by unauthorised persons to the construction site" under the Construction (Design and Management) Regulations 2007. The site security should incorporate plant, machinery, supplies, tools and other vehicles and be site specific to geography and site requirements.

We welcome a discussion with the applicant/agent about site specific designing out crime. If the points above are not addressed, they can affect the development and local policing.

This information is provided by Kent Police DOCO's and refers to situational crime prevention. This advice focuses on CPTED and Community Safety with regard to this specific planning application.

5.5. Kent Fire and Rescue Service

I can confirm that on this occasion it is my opinion that the emergency access requirements for the Fire and Rescue Service under the above Act appear to have been met.

Fire Service access and facility provisions are also a requirement under B5 of the Building Regulations 2010 and must be complied with to the satisfaction of the Building Control Authority. A full plans submission should be made to the relevant building control body who have a statutory obligation to consult with the Fire and Rescue Service.

5.6. KCC Highways and Transportation

This application for an amendment to the previously approved planning application, GR/20221251, increases the number of bedrooms in the care home from 65 to 75. The supporting documentation submitted demonstrates that there is unlikely to be any significant increase of traffic movements or parking demand as a result of this increase. However, in order to comply with the cycle parking requirements of Kent Parking Standards (SPG4), one additional cycle parking space should be provided which does not appear to be indicated on the submitted drawings. I therefore raise no objection on highway grounds, subject to the additional cycle parking space, to this application assuming the conditions applied to the previous consent are still applicable.

Informative: It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway. Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the public highway. Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have highway rights over the topsoil. Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process.

Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:
<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181

5.7. KCC Biodiversity

We have reviewed the submitted documents in relation to the variation of condition 2. And advise that there are likely to be no significantly different effects on biodiversity when compared to the original condition requirements, following the proposed amendments. There do not appear to be any changes to the scale or type of proposed landscaping, with only minor adjustments made in terms of planting locations. As such, we are satisfied that no further ecological information is required at this time. We advise that our previous comments remain valid.

5.8. KCC Flood and Water Management

Kent County Council as Lead Local Flood Authority have reviewed the proposed changes submitted for the variation of condition 2 application and inform the LPA that we raise no objections.

For further consideration of the drainage design moving forward, we are aware that the proposal is now including a basement. The drainage proposals as part of the parent application (20221251) proposed cellular soakaways on site to manage runoff. It is essential that a 5 metre separation distance from the building is achieved, in addition to considering the discharge depth of the soakaway. The is to reduce the risk of any potential surface water discharge from the soakaway causing water ingress to the building.

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Internal Consultees

5.9. GBC Highways Officer

Given the submitted traffic generation and car parking analysis I have no objections. However, to comply with the requirements of KCC SPG4, an additional cycle parking space should be provided. (one space per 10 bedrooms).

Minimum Cycle Parking Standards

Hospitals & other residential institutions offering a level of care	1 space per 10 beds
Residential schools, colleges & training centres	1 space per 5 students

5.10. GBC Housing

We can confirm Private Sector Housing have no comments to relay in relation to our housing legislations and regulations. We believe the proposed scheme is currently outside of our remit with Planning requirements and Building Regulations taking precedence.

5.11. GBC Environmental Protection Team

No objection to this application subject to the same conditions/informatives being imposed, particularly Condition 3 (CMP), 10 (Noise Control), 15 (EV Charging), 23 (Watching Brief) and Informative 8 (Environmental Protection).

5.12. GBC Commercial Health Team

No objection in principle. The following comments are made for the information of the applicant.

Health and Safety

In these premises Gravesham Borough Council (GBC) Environmental Health will be the enforcing authority. The applicant must ensure that these premises comply fully with the Health and Safety at Work (etc) Act 1974 and all relevant regulations made there under. For information and advice on health and safety matters check out the HSE website www.hse.gov.uk or contact the Environmental Health team on commercialhealth.admin@gravesham.gov.uk or 01474 337 000.

This workplace will be immediately subject to the requirements of the Workplace (Health, Safety and Welfare) Regulations 1992. Particular attention should be made to the following requirements.

- Regulation 6 requires that effective and suitable provision shall be made to ensure that every enclosed workplace is ventilated by a sufficient quantity of fresh or purified air.
- Regulation 14 requires that every window or other transparent or translucent surface in a door or gate shall where necessary for reasons of safety be constructed of a safety material or be protected against breakage and also be appropriately marked.
- Regulation 20 requires that suitable and sufficient sanitary conveniences shall be provided at readily accessible places. Where between 6 and 25 persons are employed a minimum of 2 water closets must be provided.

Food Safety Comments

I am unable to fully comment on the structure of the kitchen as the plans do not provide me with a detailed layout. Further detailed plans are therefore required.

It is a requirement under Article 6(2) of Regulation 852/2004 that food business operators must register their establishments with the appropriate competent authority (in this case GBC Environmental Health) at least 28 days before food operations commence. Registration is via the Gravesham Borough Council website www.gravesham.gov.uk/food-safety

The applicant must ensure that the kitchen fully complies with current food safety legislation to the satisfaction of the Regulatory Services Manager. Structural and operational requirements are covered by the legislation notably EC Regulation 852/2004.

The kitchen should be pest proofed as far as possible i.e. gaps and holes to external doors, windows, pipes and drains etc. must be filled or covered with a solid, durable material in order to minimise pest entry points in to food preparation and storage areas.

Lavatories must not lead directly into rooms in which food is handled, stored or prepared. There should be an intervening ventilated space between toilets and food rooms. Food should not be stored in that space.

The provision and location of sinks and wash hand basins is an important consideration in the design and planning of a kitchen. A minimum of 1 wash hand basin and a double sink unit must be installed. A dish washer is also recommended.

The layout and scale of the business operation is such that mechanical ventilation, with a balanced air intake and appropriate extract system, is likely to be required. This will need to achieve a minimum of 30 air changes per hour and a maximum ambient temperature of 25C within the working kitchen. I recommend that you contact a specialist contractor in this regard.

For further advice on starting a food business please visit the FSA website <https://www.food.gov.uk/business-guidance>

Neighbouring properties

- 5.13. The Application has been advertised by individual neighbour letters to 185 properties, and on site. 4 site notices were also placed nearby the site. The consultation period expires on 2nd February 2024.
- 5.14. It is noted that 1 comment was received from members of the public/adjoining neighbours objecting.
- 5.15. The comment from the member of the public/adjoining objector is summarised as follows:
- Design – An increase in height would make this the tallest building on the estate, which would be out of context in the area.
 - Privacy - The extra height will result in overlooking of the nearby schools and residences.
 - Parking – Extra rooms will require additional parking spaces for staff and visitors and parking on nearby roads will be dangerous.

Planning Analysis and Head of Planning Comments

Variation of Condition 2

- 6.1. The principle of this site as a sustainable location for erection of a care home has been accepted under the previous application, reference 20221251. The consideration for this proposal solely relates to whether the proposed changes to the approved scheme, would comply with the Development Plan and material considerations (e.g. the December 2023 NPPF).
- 6.2. The main changes proposed by this scheme are:
- Increased number of bedrooms from 65 bedrooms to 75 bedrooms and associated internal alterations;
 - Creation of a basement floor;
 - Partial set back on first floor north elevation changed to create a consistent wall line;
 - Introduction of a shallow lightwell at the north corner of the building adjacent to the sight entrance to allow basement level access;
 - 2no. additional private patio areas to southern side of south wing;
 - New path introduced adjacent to resident's courtyard to link to relocated service entrance;
 - Altered Windows; and
 - Altered Materials.
- 6.3. The main considerations in the assessment of this proposal therefore relate to the following issues:
- Provision of Affordable Housing;
 - Employment Use;
 - Provision of Elderly Care Accommodation;
 - Character, Appearance, Scale and Massing;
 - Impact of the development on the amenity of future adjacent occupiers;
 - Trees and Landscaping;
 - Impact of the development on the highway network;

- Ecology and biodiversity;
- Waste and refuse arrangements.

Provision of Affordable Housing

- 6.4. The proposed development would consist of 10 additional units that are simply bedrooms with ensuite bathrooms and 24-houring care provided on site. The development would be registered with the Care Quality Commission (CQC) and communal facilities would be provided for future occupiers. The proposed development falls into category Use Class C2 (Residential Institutions) and is therefore exempt from the provision of affordable housing as per Policy CS16 (LPCS). The proposal will result in the long-term enhancement to the provision of care services in the local area which also demonstrates that the proposal is 'housing with care' which falls under category C2.
- 6.5. The proposed alterations would not alter the Use Class of the care home as approved. The affordable housing exemption would therefore continue to apply to this alternative scheme.

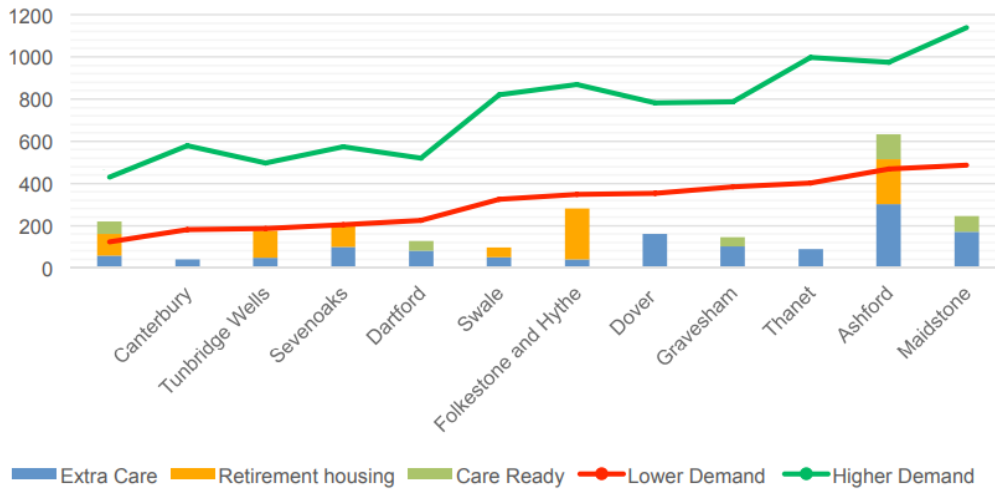
Employment Use

- 6.6. The existing permitted proposal would employ 70 members of staff which equates to 53 full time positions. The staff members would work on a shift pattern of 22 staff members during the day, (1 staff member per 3 residents) and 13 staff members during the evening (1 Staff member per 5 residents). The staff members would not reside on site.
- 6.7. The number of employees is not increasing from the previous permission, despite the increase in the number of residents by 10.

Provision of Elderly Care Accommodation

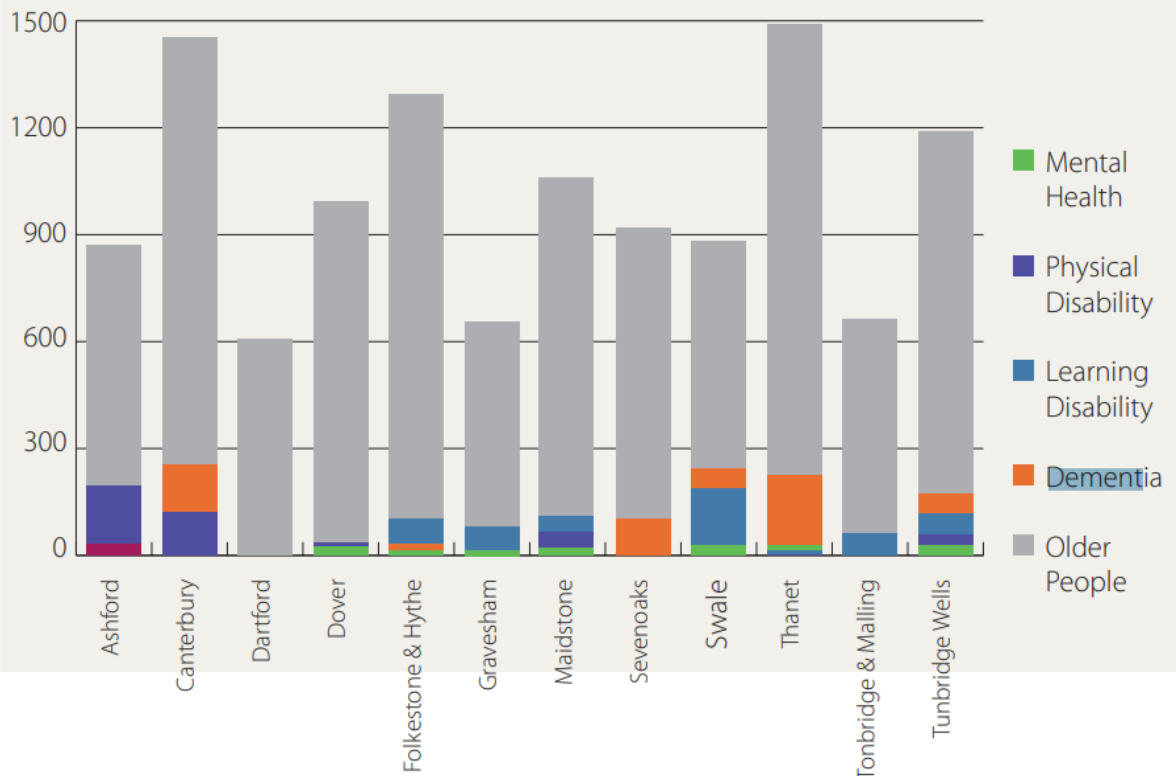
- 6.8. The previous approval identified using data from Kent County Council's Accommodation Strategy for Social Care that there is a shortfall in dementia specific care in Gravesham. This assessment has not changed since that application was approved. Some of the extracts previously provided are included again below for information:

Demand forecasting for the potential need for Extra Care housing can be seen in the chart below. Two models have been used to forecast, given current Social Care demand and population growth. The chart below shows what these two models indicate (a lower and higher potential need), current 'housing with care' type homes in existence have been included to show what further progress could be required.



As shown in the chart above, Ashford Borough Council have successfully increased provision of extra care and other housing with care provision supply to be over their potential lower demand forecast. Only Tonbridge & Malling Borough Council, when combining all Housing with Care options, is also within the lower and higher demand thresholds. Tunbridge Wells, Sevenoaks and Folkestone & Hythe District Councils appear close to achieving the lower estimate.

Care home (CQC registered) places by District and Care group 'specialism'.



- 6.9. It is evident that based on this chart that more dementia specific care homes would be required in Gravesham to bridge the gap to the lower demand requirement. The original scheme for 65 residential units for dementia specific care would make a contribution to the requirement for residential care housing required. The proposed scheme for 75 units (an increase of 10) for dementia specific care would make a bigger contribution to that already approved.
- 6.10. On balance the increased delivery of units of dementia specific care units at this site is considered to be appropriate and a sustainable use within the local area in accordance with Policy CS01 (Sustainable Development) of the Gravesham Local Plan Core Strategy and accords with the presumption in favour of sustainable development set out in the NPPF (2023) in Section 2, Paragraphs 7 – 14: Achieving sustainable development. It also accords with Policy CS02 of the Gravesham Local Plan Core Strategy 2014 which prioritises development in the urban area as a sustainable location for development by recycling of underused, derelict and previously developed land in the urban area. It accords with Section 11, Paragraphs 123 – 129 of the NPPF (2023) by making effective use of land.
- 6.11. However, this also has to be balanced against other requirements of the NPPF (2023) and in particular paragraphs 135 and 139 of the NPPF (2023) which requires development to be add to the overall quality of the area, be visually attractive, sympathetic to local character and create acceptable amenity for future occupiers.
- 6.12. Notwithstanding the weight to be given in favour of sustainable development it is necessary to assess the proposals against the policies in the NPPF (2023) and established local planning policy taken as a whole. There are also other important material planning considerations that need to be considered in relation to, the loss of open space, landscaping and tree impacts, parking and highway matters and ecology amongst other matters.

Character, Appearance, Scale and Massing

- 6.13. The site is not adjacent to any listed buildings or conservation areas, however the site is within a short distance from Scruttons, 37 Coldharbour Road and New House, Dashwood Road. However, given the distance between the proposed development and these listed buildings, as well as the bulk and mass of the proposal, the settings of these listed buildings are unlikely to be affected.
- 6.14. At a national level good design is one of the central requirements of the NPPF (2023):
‘The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. (Paragraph 131)’
- 6.15. The aims set out in paragraph 131 of the NPPF (2023) are reflected in Policy CS19 of the Council’s Core Strategy. This requires new development to be “visually attractive, fit for purpose and locally distinctive” and to “conserve and enhance the character of the local built, historic and natural environment”. It also requires new development to “integrate well with the surrounding local area”.
- 6.16. In addition, Policy CS19 (LPCS) requires the following:

“...the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. Account will be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings.”

- 6.17. The site is located in an area which is broadly residential in character, with two storey, detached/semi-detached/terraced dwellings, with gable or hipped roofs, small front gardens and reasonably sized rear gardens being the dominant housing feature. However, there is no residential building line along the junction of Coldharbour Road and New House Lane. The site is visually prominent in the street scene, with the previous two storey building set back within the site to reduce the overall impression of the built development.
- 6.18. Whilst concerns have been raised by neighbour comments regarding an increase in build height, no increase in build height or eave height is proposed from that already approved. The additional accommodation would be provided by way of; addition of a basement (to relocate rooms used by staff only), internal alterations and a minor infill at second floor level.
- 6.19. The approved building would be set back from the highway by 5 metres from Coldharbour Road, 7 metres from New House Lane and 14 metres at the corner point of both roads. This set back would reduce the visual prominence of the building. This would not be changed by the proposed scheme.
- 6.20. The below image highlights areas of change from the streetscene. From New House Lane, there would be some design changes to the windows circled at second floor. The provision of a basement floor would also result in a stepped access area which result in a minor loss in soft landscaping. There would be a reduction at roof level as the roof turret would be removed.
- 6.21. The approved elevations are shown below (Not to Scale) for comparative purposes:



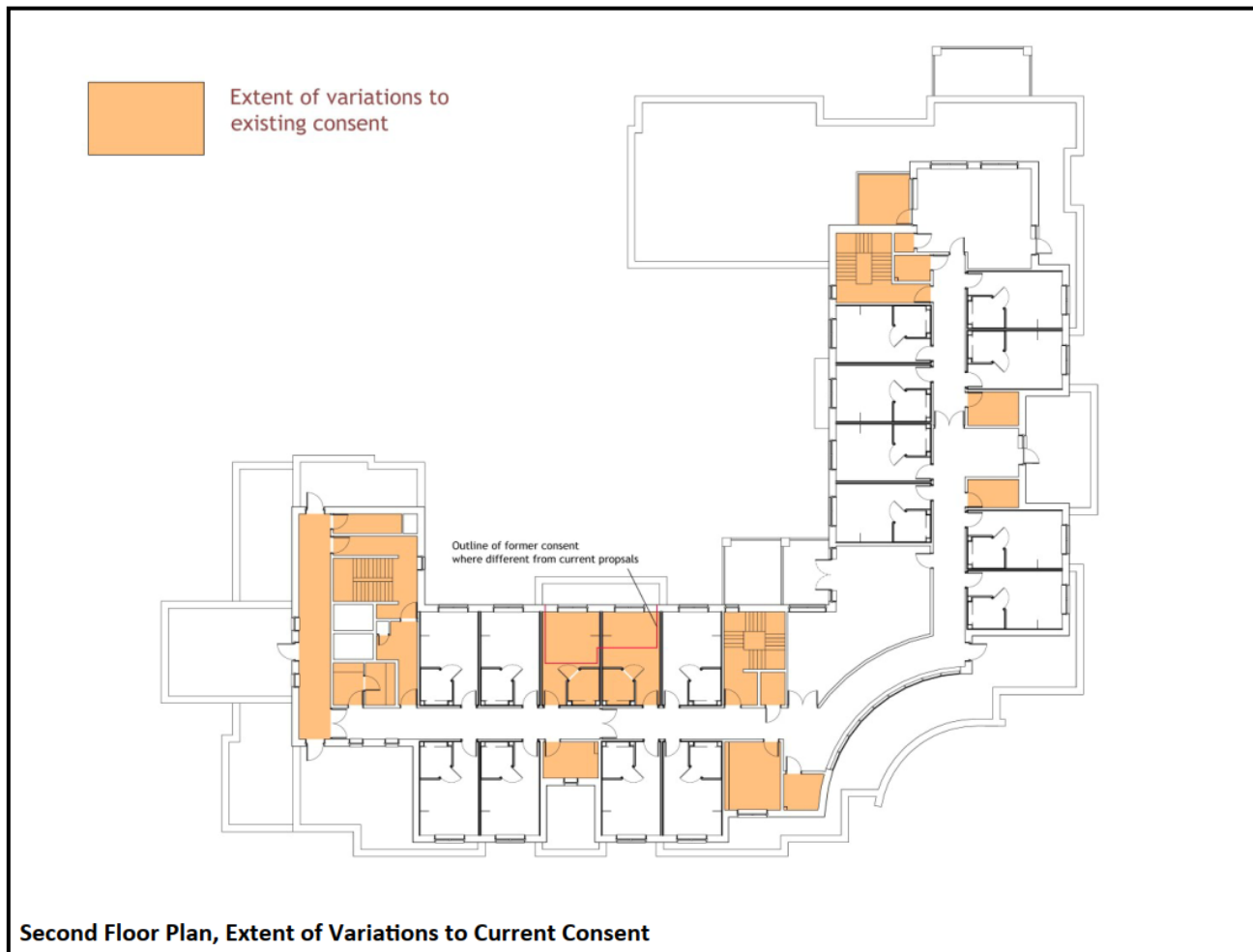


6.22. The below image, taken from the Design and Access Statement shows the full extent of variations to the existing consent:





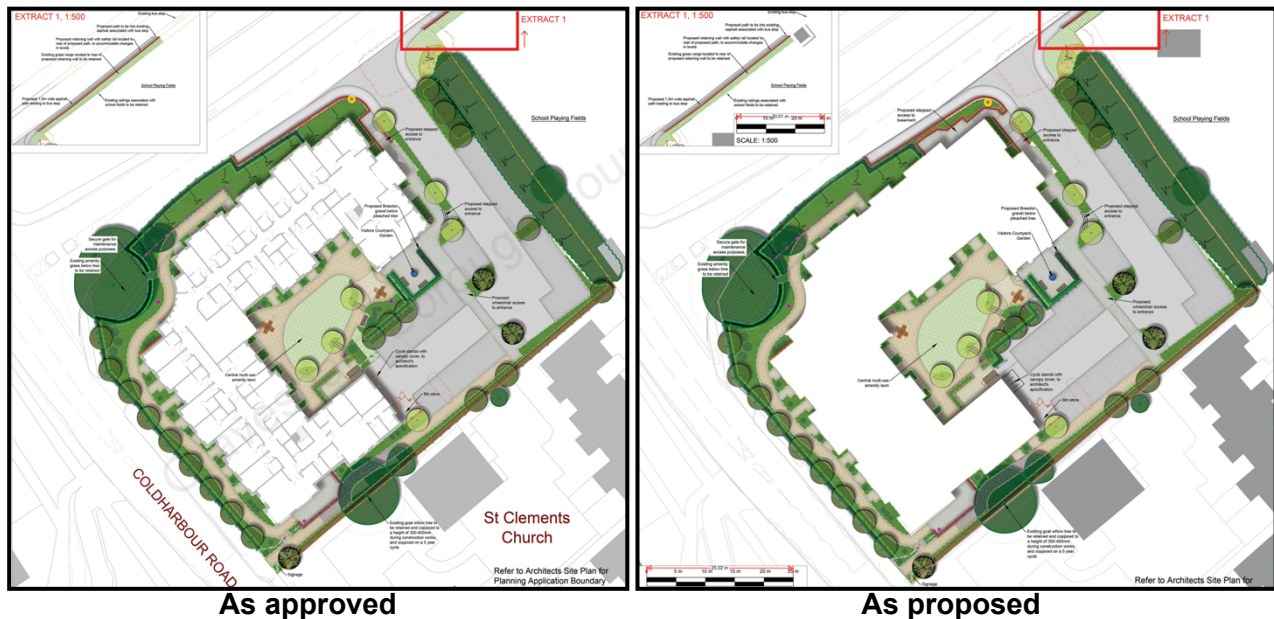
- 6.23. There would be a number of alterations to the fenestration. However, the openings would not increase in significant number and their position, size and appearance would be appropriate.
- 6.24. Overall, the changes proposed would be considered minor alterations. They would not substantially alter the appearance of the building from the streetscene.
- 6.25. The below plan, as provided in the Design and Access Statement shows that there would be a small infill into the wall recess at second floor, bringing the extent of the wall into line with the remaining section of wall.



- 6.26. It is considered that the development as proposed would be in conformity with Policy CS19 of the Gravesham Local Plan Core Strategy and Section 12, Paragraphs 128 - 137: Achieving well-designed places of the NPPF (2023).

Trees and Landscaping

- 6.27. Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 indicates that the design and layout of new development needs to take account of the site context including features of townscape and landscape value and appropriate soft landscaping is important to ensure well planned public realm.
- 6.28. The only change to landscaping proposed, is the addition of a small section of hard landscaping near the entrance to the side, to provide a pathway to the new basement as proposed. This is shown in the images below (Not to Scale). From the streetscene there would still be a section of greenery as a buffer and the resultant increase would not result in a significant and disproportional amount of hard landscaping.

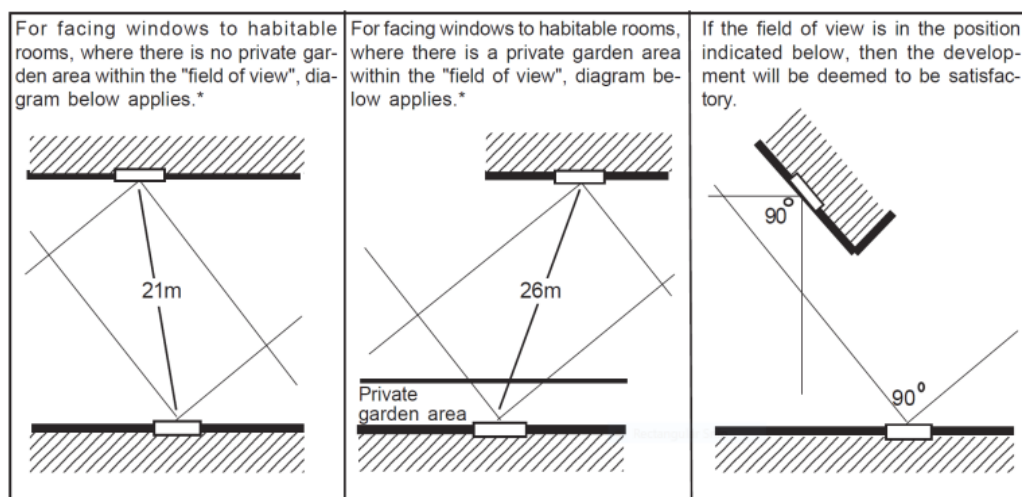


- 6.29. Overall, therefore the proposed tree works which are unchanged to those already approved, and landscaping are supported and do not conflict with Policy CS19(Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 and Section 12 of the NPPF (2023).

Impact of the Development on the amenity of future and adjacent occupiers

- 6.30. Paragraph 135 of the NPPF (2023) requires planning decisions to provide “a high standard of amenity for existing and future users”. In addition, Policy CS19 of the Core Strategy requires new development to be located, designed and constructed to “safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land”.
- 6.31. It is noted that one comment was received from members of the public/adjoining neighbours objecting.
- 6.32. The Residential Layout Guidelines details appropriate privacy distances for dwellings. The impact of the scheme upon the privacy distances of nearby dwellings should be considered. Figure 1 below details the principles upon which the privacy distances will be applied.

Figure 1



- 6.33. To the southeast the proposed building would adjoin St Clements Church. There would be 8.2 metres between these buildings. There are eyebrow style windows in the roofscape of the church, which would not serve habitable rooms. The windows in the proposed care home which would face south east towards the church would serve three bedrooms at first floor and three bedrooms. The ground floor windows would be obscured by boundary treatment secured by condition. Given the high level nature of the dormer windows, and the small size of the opening, designed to bring in light not allow for views, the windows from the bedroom would not overlook the upper floor rooms in the church via these dormer windows. The distance between these buildings would be unaltered from the first approved scheme.
- 6.34. Behind the Church to the south eastern boundary there are 12 residential dwellings. The proposed building would be 26 metres from the nearest of these residences. This would meet the 26m required privacy distance for windows where there is a private garden area within the field of view. The distance between these dwellings and the proposed care home would not change from that originally approved.
- 6.35. No increase in land level from that already approved have been proposed, which would result in increased potential to overlook neighbouring properties. The approved landscaping plan indicates that a 1.8 metre timber fence would be erected adjoining the southeastern boundary. A boundary fence condition was applied to the previous refusal and would be reflected on this decision, if approved, to ensure that this would not impact the amenity of the neighbours.
- 6.36. The proposed building would be 34 metres from the houses on the opposite side of New House Lane and 36 metres from those on the opposite side of Coldharbour Road. There would be no private gardens of these properties within the field of view of the proposed development. The requirement is that there would be 21m between the windows where they are both habitable and face one another. The distance between these properties exceeds this. The proposed scheme would not have an altered distance from that originally approved.
- 6.37. Although the proposed scheme has altered several windows, these are not significantly altered in position such that there would be an increase in overlooking. The internal layout to the southeast, with windows facing the church is proposed to change from non-habitable, to habitable rooms. However, the dormer window in the faced elevation of the church due to its size and design would not lend itself to direct overlooking from these

windows.

- 6.38. Given the lack of change in footprint and position of the building, the proposed building would be sufficiently distanced from nearby residential dwellings. The development would likely not result in overbearing bulk, significant overshadowing, direct overlooking of any of these properties, subject to details of fencing reserved by condition.
- 6.39. The neighbour comment regarding concern on privacy impacts has been fully considered. However, this comment was based on the assumption of increased height. There would be no increased height from the existing approval and as assessed above the altered layout and windows would not result in direct overbearing, overlooking of neighbouring residences.
- 6.40. The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Impact of the Development on the Highway Network

- 6.41. The proposed development needs to be considered against Gravesham Local Plan Core Strategy Policy CS11 which states that new development should mitigate their impact on the public highway and that transport assessments should be provided and implemented to ensure delivery of travel choice and sustainable opportunities for travel. Furthermore, it states that sufficient car parking in new developments will be provided in accordance with adopted standards which will reflect the availability of alternative means of transport accessibility to services and facilities.
- 6.42. The proposed scheme does not seek to alter the approved parking arrangement which would provide 27 parking space and 1 ambulance bay. There would however be an increase in resident numbers by 10 (Totalling 75), from that previously approved. Whilst there is an increase in the number of residents proposed, no commensurate increase is proposed to the number of employees working at the proposed care home.
- 6.43. Both the Gravesham Borough Council Highway Officer and the Kent County Council Highway Officer have not objected to the scheme, subject to the inclusion of an additional cycle parking space totalling 8no. Following discussion with the planning agent the proposed site plan was amended to show provision of 8 cycle spaces as per the requirements.
- 6.44. The Residential Institutions (Class C2) 'maximum' parking standards in the adopted Kent Vehicle Parking Standards (SPG4) are:

	Goods Vehicles	Car Parking	
		Employees	Residents/visitors
Nursing/Residential Care Homes	Minimum of 1 space for an Ambulance (see Note 1)	1 space per resident staff + 1 space per 2 other staff	1 space per 6 beds or residents
Hospitals & Hospices	See Notes 1 & 2	1 space per 2 staff	2 spaces per 3 beds
Residential Schools, Colleges or Training Centres	See Note 1 & 3	1 space per resident staff + 1 space per 2 other staff	1 space per 15 students
Notes:	1. Adequate facilities should be provided to enable delivery vehicles to park and manoeuvre clear of the public highway. 2. Sufficient ambulance bays and/or parking should be provided to meet the operational needs of the development. Exact details should be agreed with the Local Planning Authority. 3. At special schools there is a need to include appropriate additional spaces for ambulances, taxis and coaches		

- 6.45. Car parking spaces should be 5m by 2.5m increasing to 2.7m where the spaces are at the end of on aisle or 2.9m next to walls etc. of buildings.
- 6.46. Previously it was assessed that there would be up to 22 staff present at any one time. The required parking would therefore be 11 staff parking spaces and 11 resident/visitors parking spaces. The proposed parking provision of 27 parking bays and 1 ambulance bay was therefore in excess of the required parking provision and thus was considered acceptable.
- 6.47. As per the above table residents require 1 parking space per 6 beds/residents. There would be an increase in beds/residents by 10, totalling 75. This would equal a requirement of 12.5 spaces (13).
- 6.48. As there would be no resident staff members the requirement would be 1 space per 2 staff members. The planning agent has confirmed that there would be no increase in staff members from the 22 previously confirmed. Therefore, 11 spaces would be required for staff members.
- 6.49. Altogether, 24 spaces would be required and so the provision of 27 spaces would be in compliance with the adopted Kent Vehicle Parking Standards.
- 6.50. The minimum Cycle Parking Standards also require 1 cycle space per 10 beds. The requirement is therefore for 7 spaces. 8 Cycle Spaces would be provided exceeding the minimum requirements.
- 6.51. The development is therefore compliant with Gravesham Local Plan Core Strategy Policy CS11 (Transport), the NPPF (2023) (section 9) or saved highway and parking policies in the Gravesham Local Plan First Review and the additional rooms will not have a detrimental impact on parking availability and highway safety.

Ecology and Biodiversity (Bird Mitigation)

- 6.52. Paragraph 180 of the NPPF (2023) indicates that planning decisions should contribute to and enhance the natural and local environment by, amongst other things:

- (a) Protecting and enhancing valued landscapes,
 - (b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland
 - (c) Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures
- 6.53. Policy CS12 (Green Infrastructure) of the Gravesham Local Plan Core Strategy 2014 indicates that there should be no net loss of biodiversity in the Borough.

SAMMs Tariff

- 6.54. The Thames Estuary and Marshes Ramsar site and Special Protection Area (SPA) are internationally important for nature conservation as the area is a wetland and supports important numbers of wintering waterbirds and migrating birds. There has been a decline in the number of birds using these sites in recent years. Studies show that this could be due to people using the estuary and marshes for recreation purposes.
- 6.55. The North Kent Bird Disturbance Report concludes that all new housing development within 6km of the North Kent Ramsar Sites or Special Protection Areas (including the Thames Estuary and Marshes) and larger housing development beyond 6km from the sites could have an adverse impact on them. This is because new housing development is likely to lead to further increases in recreational use of the sites which means that further declines in the bird population cannot be ruled out.
- 6.56. Possible mitigation measures are set out in the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring Strategy. Having considered a number of options, the Council have decided to impose a tariff on new housing development. Developers will need to pay £314.05 for every unit in new residential institution provided within 6km of the Ramsar site and SPA and for larger housing developments beyond 6km from them. However, it does also specify that for C2 Residential uses this would be on a case-by case. The money raised will be used to pay for schemes to avoid the adverse impacts of new housing development on the birds.
- 6.57. It is noted that the proposed amendments include the provision of a basement which would allow a redesigned layout to provide additional bedrooms for use only by clients of the care home and not staff, in the ground, first and second floors. The basement would re-house rooms for staff use only previously provided in these upper floors; including Staff WC's kitchen' laundry facilities, staff rest and plant room. No bedrooms for use by staff members are proposed. There is no staff accommodation on site and the use as proposed is not for an unrestricted Use Class C2 (Residential Institutions) permission that could also include hospitals, nursing homes, boarding schools, residential colleges and training centres, but specifically for a dementia specific, residential care home for the elderly. It is expected that the nature of the occupancy is to provide residential care needs for the frail, elderly with complex physical and care needs, such that residents will not be active and will not have access to or the use of vehicle parking spaces. A condition to that effect was put in place, for the approved application and the SAMM's tariff was therefore not required, as the risk to harm to the Thames Estuary and Marshes Ramsar Site and Special Protection Areas would be appropriately mitigated. This condition would be replicated where this decision is approved.
- 6.58. On that basis it is considered in this case that a SAMMS payment is not required and that an appropriate assessment need not be undertaken.

Biodiversity Enhancement

- 6.59. Policy CS12 of the Gravesham Local Plan Core Strategy 2014 and critically also at national level within the NPPF (2023) there is a requirement that there should be no net loss in biodiversity and moreover a net gain and therefore again any loss of trees, grassland and hedging should be positively compensated in the future planning submission.
- 6.60. Policy CS12 (Green Infrastructure) indicates that all green spaces contribute to the green infrastructure network and that the multifunctional network of green spaces will be created, protected, enhanced and maintained. It requires that there should be no net loss of biodiversity in the Borough and gives protection amongst other things to internationally designated sites. It sets out that the overall landscape character and valued landscapes within the borough will be conserved and enhanced and opportunities to enhance, restore, re-create and maintain habitats will be sought.
- 6.61. KCC Biodiversity has assessed the development as result of the planning consultation and consider that the proposed changes would have no significantly different effects on biodiversity when compared to the original condition requirements on the approved scheme.
- 6.62. Subject to compliance with conditions, it is considered that the development would provide biodiversity enhancement in accordance with Paragraph 180 of the NPPF (2023) and Policy CS12 (Green Infrastructure) of the Gravesham Local Plan Core Strategy 2014.

Waste and refuse arrangements

- 6.63. Policy CS19 (LPCS) requires new development to incorporate facilities for the storage and recycling of wasted generated further clarification is provided in Planning Guidance on Waste Collection Requirements (2019). In order to ensure this proposal complies with Policy CS19 (LPCS) Gravesham Waste and Recycling department have been consulted but have provided no response.
- 6.64. The refuse details as previously approved would not change as part of this alternative scheme. The original approval applied a condition requiring further refuse details to be approved. This would be replicated should this application be approved.
- 6.65. It is considered that the refuse arrangements subject to condition would conform with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014.

Equalities Considerations

- 6.66. The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 6.67. In summary, the Council must, in the exercise of its function, have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;

- advance equality of opportunity between people who share a protected characteristic and those who do not;
 - foster good relations between people who share a protected characteristic and persons who do not share it.
- 6.68. The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the decision maker, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.
- 6.69. The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <https://www.equalityhumanrights.com/en/publication-download/technical-guidance-public-sector-equality-duty-england>
- 6.70. The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
- The essential guide to the public sector equality duty
 - Meeting the equality duty in policy and decision-making
 - Engagement and the equality duty
 - Equality objectives and the equality duty
 - Equality information and the equality duty
- 6.71. The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at: <https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance>
- 6.72. The proposed increase in 10 additional bedrooms for dementia specific care, would constitute an improvement to equality by contributing towards meeting the needs of disabled residents within the borough of Gravesham. Officers have given full weight from all neighbour and consultee comments received in reaching the recommendation.

Human Rights Implications

- 6.73. In determining this application, the Council is required to have regard to the provisions of the Human Rights Act 1998. Section 6 of the Human Rights Act 1998 prohibits authorities (including the Council as local planning authority) from acting in a way which is incompatible with the European Convention on Human Rights. “Convention” here means the European Convention on Human Rights, certain parts of which were incorporated into

English law under the Human Rights Act 1998. Various Convention rights are likely to be relevant including:

- Article 8: Respect for your private and family life, home and correspondence
- Protocol 1, Article 1: Right to peaceful enjoyment of your property

- 6.74. Along with any supporting material supplied by the applicant, this report has outlined the consultation that has been undertaken on the planning application and representations made to the Council as Local Planning Authority.
- 6.75. In determining the application, the Council needs to satisfy itself that the potential adverse amenity impacts are acceptable and that any potential interference with the above Convention Rights are legitimate and justified. Both public and private interests are to be considered in the exercise of the Local Planning Authority's powers and duties. Any interference with a Convention right must be necessary and proportionate. The Council must, therefore, carefully consider the balance to be struck between individual rights and the wider public interest.
- 6.76. In making the recommendation on this application, consideration has been given to the requirements of the Human Rights Act. Where it is engaged, any interference in those rights is considered proportionate, lawful and in the public interest to secure the proper planning of the area in accordance with adopted policy, having regard to any other material considerations.

7. Conclusion

- 7.1. The proposed amendments would not alter the sustainable location of the scheme and would continue to provide residential care accommodation for elderly people with dementia, with an additional 10 rooms proposed. The proposed variation to condition 2 is considered to be acceptable in principle, located in a sustainable urban location in accordance with Policy CS02 of the Core Strategy 2014 and Section 11 of the NPPF (2023). The scheme would be acceptable in land use terms, providing much needed residential care accommodation for elderly people with dementia and freeing up existing housing supply in accordance with Core Policy CS02 and CS14 of the Core Strategy 2014 and Section 5 of the NPPF (2023).
- 7.2. The altered windows and layout would not result in direct overlooking between habitable rooms and the slight increase in bulk at second floor level would not result in overshadowing or overbearing bulk to neighbouring properties. This is largely due to the distance between the proposed care home and neighbouring properties being unchanged. The proposed design, layout and form of the scheme would be appropriate to the local context. It would provide a positive contribution to the street scene, public realm and local character and would protect the Landscape Value of the Trees within the site in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 and NPPF (2023).
- 7.3. The proposal would safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014 and Section 12 of the NPPF (2023).
- 7.4. There would be no change to the parking provision. Despite the additional 10 rooms, and as confirmed by the Highways Consultee's no additional vehicle parking provision would be required. The proposed scheme would provide adequate Parking Provision and would provide appropriate pedestrian and vehicular accesses in the site which

would meet highway safety requirements. The development is therefore compliant with Gravesham Local Plan Core Strategy Policy CS11 (Transport), and Section 12 of the NPPF (2023).

- 7.5. There would be minor alterations to the landscaping. However, this would remain predominantly soft landscaped and as per KCC Biodiversity Officers comments, no concerns are raised regarding biodiversity harms as a result of the amended scheme. Subject to compliance with conditions, it is considered that the development would provide biodiversity enhancement in accordance with Paragraph 180 of the NPPF (2023) and Policy CS12 (Green Infrastructure) of the Gravesham Local Plan Core Strategy 2014.
- 7.6. The proposed scheme which would alter the approved scheme under planning reference 20221251, complies with all relevant national and local planning policies. The recommendation is therefore to approve the scheme.
- 7.7. The conditions proposed for this scheme would reflect those on the previous scheme as no conditions have been discharged.

Recommendation

Recommendation to grant PERMISSION subject to planning conditions.

Suggested Conditions

The below conditions have been updated from the previous approval and all others remain unchanged.

Condition 1 has been updated to reflect the date of the original decision and the requirement for the development to begin from the date of that decision.

Condition 2 has been updated to reflect the amended plans.

1. Time Limit

The development to which this permission relates must be begun no later than the 30th June 2026.

Reason In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Approved Plans

The development hereby permitted shall be carried out only in precise accordance with the following schedule of approved plans:

As proposed

Drawing no. 004 (Site Plan as Proposed);
Drawing no. 102E (Landscape Proposals);
Drawing no. 100 (Ground Floor Layout as Proposed);
Drawing no. 101 (First Floor Layout as Proposed);
Drawing no. 102 rev. A (Second Floor Layout as Proposed);

Drawing no. 106 rev. A (Basement Layout as Proposed);
Drawing no. 200 (North West and South West Elevations as Proposed);
Drawing no. 201 rev. A (North East and South East Elevations as Proposed);
Drawing no. 202 rev. A (Courtyard Elevations as Proposed);
Drawing no. 203 rev. A (Proposed Street Elevations);
Design and Access Statement (Version 04 – November 2023)
Cover Letter

Approved under planning reference 20221251:

Drawing no. 0101 rev. P3 (Location Plan);
Drawing no. 0001 rev. P04 (Site Access Arrangement and Visibility Splay dated 15/11/22);
Drawing no. 0051 rev. P04 (Vehicle Swept Path Analysis - 7.7M Fire Tender) dated 15/11/22);
Drawing no. 0052 rev. P04 (Vehicle Swept Path Analysis - 7.5T Box Van dated 15/11/22);
Drawing no. 0053 rev. P04 (Vehicle Swept Path Analysis - Large Car dated 15/11/22);
Drawing no. 0050 rev. P04 (Vehicle Swept Path Analysis - 11.2M Refuse Vehicle dated 15/11/22);
Drawing no. 3172-HIA-ZZ-XX-DR-A-0103 - Site Levels Plan; and.
Drawing no. 144828/2000 rev. P02 (Proposed Drainage Strategy)

Reason For the avoidance of doubt and in the interests of proper planning.