

30th October 2024

SIMP1006

Mr Shazad Ghani
Head of Planning
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
DA12 1AU

Former Battle of Britain Site, Coldharbour Road, Gravesend, DA11 8NT – Non-material amendment to planning permission ref. 20231182.

Further to our recent discussions, on behalf of our client Simply Construct Ltd, we enclose a S96a application to seek consent for a non-material amendment to the approved care home on the Former Battle of Britain Site, Coldharbour Road, Gravesend, DA11 8NT. This application has been submitted via the Planning Portal under ref. PP-13387268 and in addition to this covering letter comprises:

- Application Form.
- Site Plan as proposed showing substation ref. 2271_00_012, rev. C prepared by Convery Prenty Shields Architects.
- Proposed Street Elevations ref. 2271_00_203, rev. J prepared by Convery Prenty Shields Architects.
- Proposed Substation Site Section ref. 2271_00_204, rev. F prepared by Convery Prenty Shields Architects.
- Unit or Padmount Substation in a GRP Enclosure Civil Layout ref. EDS 07-3102.01, Sheet 1 of 3, rev. C prepared by UK Power Networks.
- Unit or Padmount Substation in a GRP Enclosure Civil Layout ref. EDS 07-3102.01, Sheet 2 of 3, rev. A prepared by UK Power Networks.
- Unit or Padmount Substation in a GRP Enclosure Civil Layout ref. EDS 07-3102.01, Sheet 3 of 3, rev. A prepared by UK Power Networks..
- Design & Access Statement – Summary of Design Changes, ref. 01 prepared by Convery Prenty Shields Architects.
- Acoustic Impact Assessment ref. H4223 – NV – v3 prepared by Hawkins Environmental.

The application fee of £ 363.00 has been paid via the Planning Portal.

Background and Proposed Non-material Amendments

Planning permission was granted on the 30th June 2023 under ref. 20221251 for the following:

‘Construction of a care home (within Class C2) associated parking, access, drainage, boundary treatments, landscape and other associated works’.

Discussions with the operator progressed following this and a S73 was approved on the 12th March 2024 under ref. 20231182 for the following:

‘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’.

Pre-commencement conditions were also discharged on the 25th June 2024 under ref. 20240378.

Simply Construct have been in discussions on the provision of electricity for the approved care home and it has become apparent that a new substation is required. Following discussions with the Council:

- The store / meter has been incorporated into the building.
- A copper beech hedge has been provided to provide screening between the substation, the school, road and residential properties to the rear.
- A noise assessment for the sub-station has been provided and shows there would be no harm to amenity for future occupiers and immediate neighbours.

In addition, minor changes have been made to the proposed landscaping and associated levels and are shown on the submitted site plan.

We consider these proposed amendments to be non-material and accordingly seek confirmation as such via this S96a application.

The plans submitted with this application with supersede the following approved drawings under ref. 20231182:

- Drawing no. 004 (Site Plan as Proposed)
- Drawing no. 203 rev. A (Proposed Street Elevations)
- Drawing no. 3172-HIA-ZZ-XX-DR-A-0103 (Site Levels Plan)

The submitted plans and the summary of design changes document provide full detail on the proposed changes. To summarise, this NMA seeks to add a substation, amend the landscaping and some associated levels.

Noise Considerations

This application is accompanied by an acoustic impact assessment which concludes that unmitigated, the proposed substation would have a low impact on the proposed care home, 1-2 St. Clements Close and 84 New House Lane. Noise is unlikely to be a constraint upon the development of the site and noise complaints in relation to the electrical substation would be unlikely.

Landscaping and Levels

The landscaping amendments proposed are non-material in terms of trees, ecology and BNG.

Levels are also shown on plans as they reflect the updated landscaping scheme.

It is noted that full details of soft and hard landscaping can be dealt with under condition 18 and 21 respectively and separate submissions will be made for the discharge of these conditions in due course.

Condition 12 of decision ref. 20231182 is a performance condition requiring compliance with the approved site levels plan ref. ref. 3172-HIA-ZZ-XX-DR-A-0103. It is requested that the levels in this NMA replace those specified in condition 12 with the condition updated accordingly as this change is considered to be non-material.

Visual Amenity

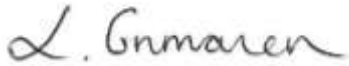
The impact of the substation has been mitigated by the addition of landscaping in the form of copped beech hedge. It is also of a size that is appropriate for the site and would not therefore, form a prominent feature in the proposed location.

Summary

The changes proposed to the building are non-material and result from further progress with the delivery of the approved care home.

I trust the enclosed reflects our discussions and look forward to receiving confirmation that the application has been registered. Should you require any further information at this stage, please do not hesitate to contact me using the details below.

Yours Sincerely

A handwritten signature in dark ink, appearing to read 'L. Grimason', with a stylized, cursive script.

Laura Grimason
Associate Director

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