



Delegated Report

Approval of Details Application

Planning Application No: 20250923

Location: Land At Market Car Parks Bank Street Gravesend Kent

Description: Application for the partial-approval of condition 13(b) Noise Mitigation Scheme attached to planning reference number 20200343.

Applicant: Reef Group

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Noise Mitigation Scheme – KP Acoustics (10 September 2025); and
Covering Letter.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200343	Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian links, landscaping, highway and other associated works	Permission	21.12.2020

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 34 of the NPPF (2024) 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.

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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places

Consultations, Publicity and Representations

Consultees

Internal

GBC - Environmental Protection Team

The submitted letter/report from KP Acoustics dated 10th September 2025 (Ref: 20764.250901.LT4) demonstrates by way of post completion testing, that the internal noise levels are in accordance with the required levels given in BS8233:2014 and Condition 13.

There is no objection to condition 13 part b being discharged. As part a has already been discharged, the condition can now be fully discharged.

Officer's Analysis

Condition 13(b) - Noise Mitigation Scheme

- 13 b) Prior to first occupation of the apartments, a suitable post-completion demonstrating compliance with (a) shall be submitted to and approved, in writing, by the Local Planning Authority

The approved details shall be maintained for the lifetime of the development.

Reason To ensure a satisfactory environment for future residents in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

The following information has been submitted to discharge condition 13(b)

- Planning Application Form;
- Noise Mitigation Scheme – KP Acoustics (10 September 2025); and
- Covering Letter.

Gravesham Environmental Protection Team have reviewed the above information and confirmation sufficient information has been submitted to discharged condition 13(b), their comments are below:

The submitted letter/report from KP Acoustics dated 10th September 2025 (Ref: 20764.250901.LT4) demonstrates by way of post completion testing, that the internal noise levels are in accordance with the required levels given in BS8233:2014 and Condition 13.

There is no objection to condition 13 part b being discharged. As part a has already been discharged, the condition can now be fully discharged.

In summary sufficient information has been submitted to discharge condition 13(b) and no conflict with local or national planning policy.

Conclusion

It is considered that sufficient information has been submitted in order for Conditions 13(b) attached to planning permission reference 20200343 to be discharged. Condition 13 Parts a and b are now fully complied with and discharged.

Recommendation

Approval of details

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	11 th November 2025	Dated:	11th November 2025