

Delegated Report

Application No: 20250678

Location: BRT Properties Kent, Top Yard, Hardys Corner, 2 Vale Road, Northfleet

Description: Application for the approval of condition 11(i) attached to planning reference number 20250559 (which amended condition 11 of 20240998) related to a detailed scheme for an air handling system and noise mitigation of associated plant.

Applicant: BRT Properties Kent Ltd

Submitted Documents/Plans

Application form
Cover letter
Zehnder ComfoAir 155 WM technical sheet
Design Schedule
Zehnder ComfoAir 155 CM technical sheet
Acoustic ducts and silencers details
Air quality scheme checklist
Drawing no. 04-1 rev 03 (flat 4 and 6)
Drawing no. 05-1 rev 03 (flat 7)
Drawing no. 06-1 rev 03 (flat 8)
Drawing no. 07-1 rev 03 (flat 9)
Drawing no. 08-1 rev 03 (flat 10 and 12)
Drawing no. 09-1 rev 03 (flat 11 and 13)
Drawing no. 01-1 rev 03 (flat 1)
Drawing no. 10-1 rev 03 (flat 14)
Drawing no. 02-1 rev 03 (flat 2)
Drawing no. 03-1 rev 03 (flat 3 and 5)
Drawing no. 7985-PD-20 (proposed ground and first floor plans)
Drawing no. 7985-PD-21 (proposed second, third and roof plans)
Drawing no. 7985-PD-22 (proposed elevations and sections)

Relevant Planning History

20250559	Application for a non-material amendment to planning permission reference number 20240998 to allow adjustment of condition 11 to split into two parts to read Prior to the commencement of above ground works (i) a detailed scheme	Approval of Non-Material Amendment	01.07.2025
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for an air handling system and noise mitigation of associated plant shall be submitted and approved, in writing, by the local planning authority and (ii), prior to the occupation of the building a written commissioning report, from a competent ventilation engineer, shall be submitted after it has been installed to demonstrate that the approved system has been fully implemented and access shall also be granted to an officer of the Council to ensure the system is in a suitable working order.

20240998	Application for the variation of condition 2 attached to appeal ref APP/K2230/W/22/3302467 relating to erection of a three storey building with rooms in the roof space to provide 14 x two bedroom self-contained flats, with associated access, car parking, cycle parking, refuse stores and amenity space; to allow the alteration of the design of the windows and different sized dormers and ground floor doors accessing private terraces to be altered to windows and adjust the landscaping to suit.	Permitted	05.03.2025
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Consultations, Publicity and Representations

GBC Environmental Protection Officer

The submitted details relating to the air handling/ventilation systems of the flats is comprehensive and the proposed systems and layouts are acceptable. The ventilation checklist has also been appropriately completed. The above addresses the first part of the condition, which can be discharged.

However, the remainder of the condition relating to the commissioning reports and Local Authority inspection can't be discharged until these are submitted/undertaken.

It does not look like EP were consulted on the original application and therefore this condition was not requested by them. To undertake an inspection of all the flats will be quite onerous from a time perspective, and this may be difficult to arrange due to staffing resources. If an independent ventilation engineer (ie someone not involved in the design or installation), undertaken the commissioning and Building Control are satisfied that the system has been installed and is operating correctly we may be satisfied with this.

Analysis

Condition 11(i) of 20250559 (which amended condition 11 of 20240998) states:

Prior to the commencement of above ground works (i) a detailed scheme for an air handling system and noise mitigation of associated plant shall be submitted and approved, in writing, by the local planning authority and (ii), prior to the occupation of the building a written commissioning report, from a competent ventilation engineer, shall be submitted after it has been installed to demonstrate that the approved system has been fully implemented and access shall also be granted to an officer of the Council to ensure the system is in a suitable working order.

The system shall be implemented as approved and full details of the reason for the installation of the air handling system and maintenance requirements needed to keep the system in full working order shall be provided to any purchaser.

Reason: To ensure a satisfactory environment for future residents in accordance with policy CS19 of the CS.

The submitted information is acceptable and therefore this part of condition 11 can be discharged.

Recommendation:

Discharge condition 11(i) of 20250559.

See draft Decision

Case Officer:	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 02/09/25	Dated: 2 nd August 2025