

Date 11th September 2025
Our Ref: 24.5094

120 Bermondsey Street
London
SE1 3TX

T 0203 268 2018

Amanda Cue
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Dear Amanda,

Re: Approval of details pursuant to Condition 13 (b) 'Noise Mitigation Scheme' of planning permission ref. 20200343, dated Monday 21st December 2020, at Land at Market Square and Horn Yard Car Parks, New Swan Yard, Gravesend, DA12 2EN.

On behalf of our client, Reef Group, we hereby submit details pursuant to the discharge of Condition 13(b) 'Noise Mitigation Scheme' of the above planning permission. Condition 13 reads:

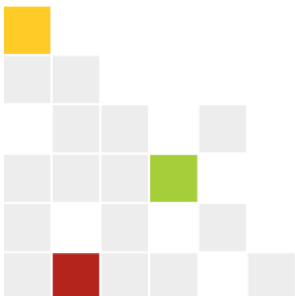
"Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence, a revised noise impact assessment shall be carried out and shall be submitted to and approved, in writing, by the Local Planning Authority. For the avoidance of doubt the revised noise impact assessment shall set out how the detailed design and construction of the development will ensure compliance with the following requirements:

i. The internal ambient noise levels in all habitable rooms of the residential dwellings shall not exceed the guideline LAeq values in Table 4 of BS 8233:2014.

ii. The maximum internal noise levels in all habitable rooms should not normally exceed 45 dB L_{max} more than 10 times per night in accordance with the Professional Practice Guidance on Planning & Noise and the WHO Guidelines for Community Noise.

iii. The rating noise from fixed building services/mechanical plant/equipment associated with the development shall be at least 10dB below the existing LA90 background level at the nearest noise sensitive receptors (i.e. dwellings) when measured and assessed in accordance with BS4142:2014

Where compliance with these criteria will rely on closed windows, the development must include sufficient and suitable ventilation to affected residential dwellings by means other than opening windows to ensure that the internal noise levels required by the above conditions can be retained all year round. The revised noise assessment should not be limited to noise from traffic and plant, but should also take into account the impact of other existing audible noise sources such as music and behavioural noise from, and associated with, existing licenced premises (in the areas of Queen Street, High Street & Town Pier) during the evening and night-time economy period, Tilbury port operations, and early morning delivery noise to nearby commercial uses, as appropriate.



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.”

Details for Condition 13(a) have previously been submitted and approved by the Council. This application relates to part (b) only.

To support the full discharge of Condition 13, a post-completion survey has been carried out by KP Acoustics and submitted alongside this application. The post-completion survey demonstrates full compliance with the requirements of part (a).

The information to support the discharge of the above condition has been submitted and the requisite application fee of £383 has been paid via the Planning Portal (ref.PP-14326379).

We trust the information submitted is sufficient to satisfy the discharge of this condition, however, please do not hesitate to contact me if you have any queries or require any further information.

Yours sincerely

A black rectangular box used to redact the signature of Beth Hill-sanders.

Beth Hill-sanders
Graduate Planner

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