



Delegated Report

Planning Application

Planning Application No: 20230738

Location: Site Of Former Police Station 133 Windmill Street Gravesend Kent

Description: Application for the approval of condition 13 attached to planning permission 20220432 relating to details of plant and servicing equipment.

Applicant: Mr James Fitz-Costa, Churchill Retirement Living

Site Visit Date:

Submitted Documents/Plans

Application Form
CRL:20085GD:708 Rev A – Rooftop Plant and Equipment

Relevant Planning History

Reference	Description	Decision	Decision Date
20220432	Demolition of existing structures on site and the erection of 75 Retirement Living apartments for older people (comprising 48 no. 1-bed and 27 no. 2-beds) including communal facilities, access, car parking and landscaping.	Permitted	15.02.2023

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 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Consultations, Publicity and Representations

Consultees

GBC – Environmental Protection

'The submitted information has been reviewed and is acceptable. There is no external plant, servicing equipment or roof top plant. There are a number of smoke vents and the lift shaft, however these are unlikely to result in any issues or conversion. The same can be said for the solar panels.

No objection to this condition being fully discharged.'

Officer's Analysis

Condition 13 - Details of Plant and Equipment

Notwithstanding the details in the approved detailed drawings, no development above ground level, shall take place until full details of the installation of any external plant and servicing equipment on the building including roof top plant, lift overruns, solar PV or solar thermal equipment and kitchen extraction equipment or other ventilation, and the sound properties and any such plant and equipment, have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include the siting, external appearance and any proposed screening. Those works shall thereafter be carried out in accordance with the approved details, to be completed prior to first occupation of the building and retained and maintained thereafter.

Reason: In the interest of the amenities of residential properties and the area generally and in accordance with Policy CS19 (Development and Design Principles) and CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy, September 2014 and section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF), 2021.

The following documents have been submitted to discharge condition 13:

- Application Form
- CRL:20085GD:708 Rev A – Rooftop Plant and Equipment

Gravesham Environmental Protection have been consulted on the discharge of condition 13 and have reviewed the submitted documents and confirm that condition 13 can be discharged as they state the following:

The submitted information has been reviewed and is acceptable. There is no external plant, servicing equipment or roof top plant. There are a number of smoke vents and the lift shaft, however these are unlikely to result in any issues or conversion. The same can be said for the solar panels.

No further information is required and condition 13 can be discharged.

Conclusion & Recommendation

Discharge Condition 13

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

Case Officer:	Miss Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	1st September 2023	Dated:	1st September 2023