



Delegated Report

Householder Planning Application

Planning Application No: 20241038

Location: 61 Pelham Road South Gravesend Kent DA11 8QS

Description: Change of use from Class E to Nail salon.

Applicant: Mrs Ngoc Bich Thi Vu

Site Visit Date: 13/01/2025

Submitted Documents/Plans

- Application Form
- Site Location Map
- Existing/Proposed Block Plan
- Drawing No: A-01Plan (Existing/Proposed Floor Plans)

Supplementary Information

- Design and Access Statement

Relevant Planning History

Reference	Description	Outcome	Decision Date
20110440	Erection of single storey rear extension to form enlarged retail floor space.	Permitted	18.07.2011
20020506	**AMENDED APPLICATION/REVISED DESCRIPTION** Change of use of dwelling into an estate agents at ground floor level with a self-contained bedsit/studio at first floor level incorporating single storey front extension and inclusion of a separate access to the ground floor office.	Permitted	19.09.2002

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS08 – Retail, Leisure and the Hierarchy of Centres
- CS19 – Development & Design Principles

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 6 – Building a strong, competitive economy
- Section 7 – Ensuring the vitality of town centres
- Section 12 – Achieving well designed places

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Kent Police – Designing Out Crime

We recommend SBD guidance is utilised to address designing out crime to show a clear audit trail for Designing Out Crime, Crime Prevention and Community Safety and to meet our Local Authority statutory duties under Section 17 of the Crime and Disorder Act 1998. The points below identify my recommendations for the layout and design of this scheme.

1. CCTV is advised for all areas, especially at entry points, till areas, and other areas with limited natural surveillance or storage areas containing high-value equipment.
2. We strongly recommend alarms, with an auto-dial function, be installed on all external doors, including emergency exits.
3. All external doorsets (a doorset is the door, fabrication, hinges, frame, installation, and locks) including folding or sliding to meet PAS 24: 2022 UKAS certified standard, STS 201 or LPS 2081 Security Rating B+. Please Note, PAS 24: 2012 tested for ADQ (Building Regs) has been superseded and is not suitable for this development.
4. Windows on the ground floor to meet PAS 24: 2022 UKAS certified standard, STS 204 Issue 6:2016, LPS 1175 Issue 8:2018 Security Rating 1/A1, STS 202 Issue 7:2016 Burglary Rating 1 or LPS 2081 Issue 1.1:2016 Security Rating A. Glazing to be laminated. Toughened glass alone is not suitable for security purposes. Any curtain walling and fixings should be tested and meet BS EN 1627:2011 and/or be certified to LPS 1175: Issue 7, SR1 or STS 202: Issue 3, BR1.
5. Access control. Adequate access control is required for entrances used by staff only such as storage rooms and other restricted areas.
6. Waste bins should be kept in a secure enclosure, ideally away from the building as bins can become a climbing aid or even an arson hazard.
7. Any Shutters should be as close to the building line as possible and must avoid the creation of a recess. Shutters must be certificated to LPS 1175: Issue 7, SR2; STS 202: Issue 3, BR2; Sold Secure Gold or PAS 68:2013

[https://kpep.sharepoint.com/teams/K-DesigningOutCrimeTeam/Shared Documents/General/1 CPDA Planning Applications/Gravesend/\(G-358\) 61 Pelham Road South Gravesend Kent DA11 8QS/DOCO Response.docx](https://kpep.sharepoint.com/teams/K-DesigningOutCrimeTeam/Shared Documents/General/1 CPDA Planning Applications/Gravesend/(G-358) 61 Pelham Road South Gravesend Kent DA11 8QS/DOCO Response.docx)

If approved, site security is required for the construction phase. There is a duty for the principle contractor “to take reasonable steps to prevent access by unauthorised persons to the construction site” under the Construction (Design and Management) Regulations 2007. The site security should

incorporate plant, machinery, supplies, tools and other vehicles and be site specific to geography and site requirements.

We welcome a discussion with the applicant/agent about site specific designing out crime. If the points above are not addressed, they can affect the development and local policing.

This information is provided by Kent Police DOCO's and refers to situational crime prevention. This advice focuses on CPTED and Community Safety with regard to this specific planning application.

Kent Fire and Rescue Service

Thank you for your documentation dated 29 November 2024, your reference 20241038, regarding means of access for the Fire and Rescue Service. I can confirm that on this occasion, it is my opinion that the emergency access requirements for the Fire and Rescue Service under the above Act have been met.

Fire Service access and facility provisions are also a requirement under B5 of the Building Regulations 2010 and must be complied with to the satisfaction of the Building Control Authority. A full plans submission should be made to the relevant building control body who have a statutory obligation to consult with the Fire and Rescue Service.

Environmental Protection

Nail bars can give rise to complaints of odour/fumes from the nail polishes and solvents used. Whilst it is appreciated that the premises is quite small, there appears to be a flat above and also on the 1st floor either side of the building. Although a built-in extraction system is unlikely to be needed, some form of smaller scale/mobile extraction is advised. In this respect, the following condition is recommended.

EXTRACTION/TREATMENT OF FUMES/ODOURS – Nail bar

Prior to the first operation of the premises a scheme for the extraction and treatment of fumes and odours together with a maintenance plan, shall be submitted to and approved in writing by the Local Planning Authority. Any equipment or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of the premises. The extraction and treatment equipment shall be maintained and operated in compliance with the approved scheme.

Neighbouring properties

The application was advertised by way of letters to 7 surrounding properties. The consultation period expired on 20.12.2024 and no comments were received.

Analysis

Procedural Matters

The applicant has not provided any elevations with the proposal and has advised that the scope of the application does not include any changes to the front elevation. He has further advised that the applicant will submit a further application for signage if the current proposal is permitted.

Proposal

The proposal seeks to convert an existing vacant gaming shop into a Nail Salon. The hours of operation for the shop are as follows:

- Monday to Friday 09:00-19:00hrs

- Saturday 09:00-19:00hrs
- Sunday and Bank Holidays 10:00-17:00hrs

Character and Appearance

The current application only covers the change of use and states that should permission be forthcoming then a further application for any proposed changes to the shop front shall be submitted.

The application property is a mid terrace property which comprises two storeys of which ground floor is commercial, and first floor is residential. The existing store is vacant but has been previously used as an Estate Agent and more recently a gaming shop. The current use of the ground floor falls under Use Class E which is the same use class for a Nail Salon. As such a change of use application is not required.



The current change of use therefore falls within the same use class and is therefore considered acceptable.

There are a multitude of shops within this busy parade which mainly comprises takeaways that are open on Sundays and Bank Holidays and so the proposed opening hours would align with the surrounding area. There is a hair dressers situated next door and Ruby Lounge which is situated at No.65 which also offers hair and beauty treatments, however there are no dedicated nail salons within this area and so there are no concerns that this would introduce a concentration of similar business within a small vicinity as the nearest nail salon would be some distance away.



At this stage a further assessment cannot be made in terms of design, however it is important to note that any proposed changes to the shop front may require a further grant of planning permission which is not covered under this proposal.

The proposal therefore accords with Policy CS19 of the Local Plan Core Strategy 2014.

Neighbouring Amenity

The proposed opening hours for the shop are lower than the surrounding shops which are mainly hot food takeaway which can be open until later hours and so on balance the proposed hours of operation are considered to be acceptable.

As this would be used as a nail salon there is a possibility that there could be complaints of odour/fumes from the nail polishes and solvents used in the service provided and so it will be important to endure a condition is imposed to ensure that there is adequate extraction to avoid any potential complaints of odour.

The proposal is considered acceptable and compliant with Policy CS19 of the Core Strategy 2014.

Parking and Highways

The salon is situated within a busy parade of shops which does provide some on street parking, albeit for short periods of time which may not align with the length of time it takes to provide a nail treatment. However, the site is located in a busy parade and there is a bus stop opposite the site which promotes the use of sustainable transport.

Conclusion & Recommendation

The application is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	13.01.2025	Dated:	13th January 2024