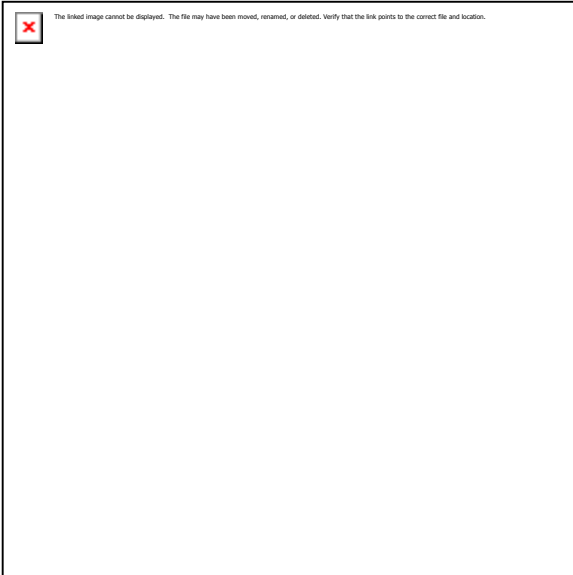




Delegated Report

Planning Application

Application no: 20211522

Location: Unit F1 West Mill Gravesend Kent

Description: Change of use from gymnasium to warehouse with ancillary offices.

Applicant: Mr Richard Newman, Shannon Property Management Ltd

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form received 22nd December 2021;
Planning Statement received 22nd December 2021;
Drawing No. 4463 – SU01 – Existing Block Plan received 22nd December 2021;
Drawing No. 4463 – SU02 – A – Existing Floor and Roof Plans received 4th January 2022;
Drawing No. 4463 – SU03 – A – Existing Elevations Unchanged received 4th January 2022;
Drawing No. 4463 – P01 – B – Site and Location Plans received 4th January 2022;
Drawing No. 4463 – P02 – B – Floor and Roof Plans As Proposed received 4th January 2022; and
Drawing No. 4463 – P03 – B – Elevations Unchanged received 4th January 2022.

Relevant Planning History

Application Ref. No.	Description	Status	Date
20201046	Application for a Lawful Development Certificate for the continued use as fostering agency offices (Use Class E).	Certificate Granted	17.12.2020

20131140	Continued use of the premises as a gymnasium, renewal of temporary planning permission reference number 20090988 on a permanent basis.	Permitted	05.02.2014
20110146	Continued use of the top floor as an extra tuition centre and online school.	Permitted	27.06.2011
20090988	**REVISED PLANS/REVISED DESCRIPTION** Change of use of ground floor and part mezzanine floor from an industrial/warehouse unit into a gymnasium.	Permitted	25.05.2010
20030448	Change of use of unit from offices to an extra tuition centre for a temporary period.	Permitted	05.09.2003
19950763	Application for variation of condition (ii) of planning permission ref no. GR/91/69 to allow placement of mobile screened facility on existing car parking spaces.	Permitted	05.02.1996
19940060	AMENDED DESCRIPTION: Application for extension of mezzanine floor for storage use.	Permitted	19.05.1994
19910069	Erection of single storey building to form industrial unit F1 with ancillary offices at ground & 1st floor together with layout of ancillary parking provisions for 34 cars and 1 lorry space & minor modification of units F2,F3, F4 permitted under ref. GR/89/368	Permitted	11.03.1991
19890368	Erection of 3 blocks (Units E1 & E2 Units G1 & G2 and Unit G3) of single storey industrial/warehouse units with ancillary first floor offices and 2 blocks (Units F1 to F4 and Units F5 to F7) of single storey industrial/warehouse units with ancillary toilet facilities and laying out of parking provision for 126 cars, one van and one lorry space together with details of landscaping (Site B Phase 4)	Permitted	17.05.1989

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development

- CS02 – Scale & Distribution of Development
- CS03 – Northfleet Embankment and Swanscombe Peninsula East Opportunity Area
- CS07 – Economy, Employment and Skills
- CS18 – Climate Change
- CS19 – Design & Development Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- P5 – Exceptions to the Vehicle Parking Standards – Change of Use of Buildings
- T1, T2 & T3 – Impact of Development on Highway Network
- T5 – Access to the Identified Highway Network

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
- 6 – Building a strong, competitive economy
- 8 – Promoting healthy and safe communities
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Consultees

KCC – Heritage

I have no comments to make on archaeological matters.

Officer's Analysis

Site context

The application site comprises Unit F1 West Mill, Imperial Business Estate, which lies within an existing located within the business park on West Mill, accessed from Clifton Marine Parade. There is a car park to the front the building. The Site comprises of an overall floor area of 1393.22m² (699.21m² ground floor & 694.01m² first floor), with a gymnasium, Use Class E, on the Ground Floor, which according to the supporting Planning Statement ceased trading in early 2021, and fostering agency office, Use Class E, on the first floor.

As the site history shows, a lawful development certificate was granted in 2020 for the for the *continued use as fostering agency offices (Use Class E)* on the first floor (Ref. 20201046) and planning permission was given in 2014 for the *continued use of the premises as a gymnasium, renewal of temporary planning permission reference number 20090988 on a permanent basis* (Ref. 20131140). The planning history also shows that the ground and first floors have been within various uses including office, warehouse, education and storage. Prior to 2009, the unit was used for industrial/warehouse before being given permission for the *change of use of ground floor and part mezzanine floor from an industrial/warehouse unit into a gymnasium* (Ref. 20090988).

As such, the principle of the change of use from the existing gymnasium and fostering offices, both in Use

Class E to warehouse with ancillary offices is acceptable and within the previous uses of the building.

Proposal

The proposal is for a change of use of gymnasium and fostering agency offices (Use Class E) to warehouse with offices (Use Class B8 (storage or distribution)). There would be no external elevational alterations with the only internal alterations are refurbishment to the existing toilets to provide separate toilets and a disabled toilet on the ground floor and the removal of 2no. internal staircases on the west elevation and partition walls and doors on ground and first floor. The warehouse would be located on the ground floor with ancillary offices and storage on the first floor. The gross internal floor area would be decreased by 377m² by the internal alterations.

The proposal would bring the vacant ground floor gymnasium unit into an active use to reflect current demand and to return the building to its original (as constructed) use.

The application form indicates that there would be no alterations to the parking provision.

On balance the change of use is considered acceptable in this instance as it would bring a vacant unit back into use, and the proposed use is acceptable in this location.

Overall no objection is raised in respect of Policies CS01, CS02, CS03, CS07, or CS19 of LPCS.

Character and Appearance

Policy CS19 (LPCS) states that the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. The National Planning Policy Framework (NPPF) 2021 sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

It also states that permission should be refused for development for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

As the submitted plans and application form shows there are no external changes to the building and the proposal only relates to internal alterations. The building is not listed or within a conservation area and therefore would be acceptable and the development complies with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers/Visitors

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users'. At the same time, the NPPF seeks high quality design and a good standard of amenity for all existing and future occupants.

Under this proposal the changes are internal only and there will be no impact on the amenity of users of the business estate.

Neighbouring Amenity

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.

Due to the proposed alterations being within the business estate and there being no adjacent residential properties there will be no impact on the amenity of surrounding properties. No conflict with CS19 (LPCS).

Parking & Highways

The proposed use would not give rise to any additional vehicles movements and there are no alterations to the existing parking provision. No conflict with CS11 (LPCS) and P3, P5, T1, T2, T3 and T5 (LPFR).

Suggested Conditions

The following conditions are suggested:

- Time Limit
- Approved Plans
- Use class
- Hours of use (no hours have been proposed on the application form, therefore the existing hours of use will be used)

Any Other Material Planning Considerations

No other material planning considerations arise which warrant further consideration.

Conclusion

Subject to the above suggested conditions the proposal can be supported as it complies with local and national planning policy.

Conclusion & Recommendation

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	22 nd February 2022	Dated:	25th February 2022