

Delegated Report

Planning Application

Planning Application No: 20260126

Location: 81 Peacock Street Gravesend Kent DA12 1EG

Description: Change of use from a dwellinghouse (Class C3) to a sui generis HMO 7 persons.

Applicant: Mr Alok Suri

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
Location Plan
A101 – Existing and Proposed Block Plans
A102 – Existing Floor Plans
A103 – Proposed Floor Plans
A104 – Existing Roof Plans
A205 – Existing Elevations
A206 – Existing Section X-X
Design and Access Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20251196	Application for a Proposed Lawful Development Certificate; Change of use from a C3 Dwelling to Sui Generis HMO (6 persons). Loft conversion into habitable rooms with 2no. rear dormers and 2no. roof lights at front slope.	Certificate Granted	16.01.2026

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS18 – Climate Change
- CS19 – Design and Development Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on the Highway Network
- H5 – Increasing the Housing Stock by the Conversion of Existing Buildings

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 5 – Delivering a sufficient supply of homes
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – National Described Space Standard (2015)
- SPG4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code SPD (2024)
- Guidance for HMO Amenity Standards (V2 2023)

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments received.

GBC Housing

No comments received.

GBC Council Tax

No comments received.

GBC Environmental Protection

We have no comments with regards to this application.

KCC Highways

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters:

Referring to the above description, it would appear that this development proposal does not meet the criteria to warrant involvement from the Local Highway Authority in accordance with the current consultation protocol arrangements. However if there are any material highway safety concerns that you consider should be brought to the attention of the Local Highway Authority, then please contact us again with your specific concerns for consideration.

Designing Out Crime Team

We have reviewed this application in regard to Crime Prevention Through Environmental Design (CPTED) and in accordance with the National Planning Policy Framework (NPPF).

Applicants/agents should consult us as Designing out Crime Officers (DOCO's) to address CPTED and incorporate Secured By Design (SBD) as appropriate. We use details of the site, relevant crime levels/type and intelligence information to help design out the opportunity for Crime, Fear of Crime, Anti-Social Behaviour (ASB), Nuisance and Conflict.

There is a carbon cost for crime and new developments give an opportunity to address it. Using CPTED along with attaining an SBD award using SBD guidance, policies and academic research would be evidence of the applicants' efforts to design out the opportunity for 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. Perimeter, boundary and divisional treatments must be a minimum of 1.8m high. Any alleyways must have secure side gates, which are lockable from both sides, located flush to the front building line.
2. Any pre-existing and new trees should help protect and enhance security without reducing the opportunity for surveillance or the effectiveness of lighting. Tall slender trees with a crown of above 2m rather than low crowned species are more suitable than "round shaped" trees with a low crown. New trees should not be planted within parking areas or too close to street lighting. Any hedges should be no higher than 1m, so that they do not obscure vulnerable areas.
3. If new external doorsets are proposed (a doorset is the door, fabrication, hinges, frame, installation and locks) including folding, sliding or patio doors, we recommend these to meet PAS 24: 2022 UKAS certified standard, STS 201 or LPS 2081 Security Rating B+. Please note PAS 24 is a minimum-security standard, and communal doors may require a higher standard, such as STS or LPS.
4. If new windows are proposed on the ground floor and any window that is easily accessible on any other level e.g. from flat roofs or balconies, we recommend these 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.
5. Bedroom windows on the ground floor require a defensive treatment to deflect loitering, especially second bedrooms often used by children.
6. We recommend "A GUIDE FOR SELECTING FLAT ENTRANCE DOORSETS 2019" for buildings featuring multiple units, any covered access must deflect loitering that can stop residents and their visitors from using it without fearing crime. Entrance doors must be lit and designed to provide no hiding place.
7. For the main communal doors audio/visual door entry systems are required. We strongly advise against trade buttons and timed-release mechanisms, as they permit unlawful access and have previously resulted in issues with Crime and ASB.
8. Cycle and Bin Stores must be well lit and lockable, with controlled access for the residents. For cycle storage, we advise on the use of ground/ wall SBD or sold secure anchors within a lockable shed or storage area.
9. Mail delivery to meet SBD TS009 are strongly recommended for buildings with multiple occupants along with a freestanding post box of SBD/Sold Secure approved Gold standard. If mail is to be delivered within the lobby, there must be an access controlled door leading from the lobby to the apartments/ stairs on the ground floor to prevent access to all areas.
10. CCTV is advised for all communal entry points and to cover the mail delivery area.

To note, as Designing Out Crime Officers we use Secured By Design Guidance in our recommendations. Whilst our comments may be standardised within this letter, we encourage the applicant to contact us to discuss the plans in further detail.

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.

Natural England

SUMMARY OF NATURAL ENGLAND'S ADVICE

FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON DESIGNATED SITES

The proposed development has the potential to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and those Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin. Natural England's statutory advice on these potential impacts is set out below.

Designate Sites

Further information required - recreational pressure impacts to European Sites (habitats sites)

This development site is within the zone of influence (ZoI) for recreational pressure impacts to one or more European Sites (habitats sites).

Within this ZoI, proposals for any net increase in residential units will have a likely significant effect on the qualifying features of the European Site(s) (habitats site(s)) through increased recreational pressure when considered either alone or in combination with other plans and projects.

Your authority has measures in place to manage these potential impacts through a strategic solution which Natural England considers will be effective in preventing adverse impacts on the integrity of the site(s).

Notwithstanding this, Natural England advises that these measures should be formally checked and confirmed by your authority, as the competent authority, via an appropriate assessment in view of the Natural England Access to Evidence - Conservation Objectives for European Sites and in accordance with the Conservation of Habitats & Species Regulations 2017 (as amended).

Providing the appropriate assessment concludes that the measures can be secured, it is likely that Natural England will be satisfied that there will be no adverse effect on the integrity of the European Site(s) (habitats site(s)) in relation to recreational disturbance.

Where the proposal includes bespoke mitigation that falls outside of the strategic solution, Natural England should be consulted.

Reserved Matters applications, and in some cases the discharge/removal/variation of conditions, where the permission was granted prior to the introduction of the strategic approach, should also be subject to the requirements of the Conservation of Habitats & Species Regulations 2017 (as amended) and our advice above applies.

Discretionary Advice

Natural England may provide further advice to the applicant through the discretionary advice service (DAS). Refer to Developers: get environmental advice on your planning proposals - GOV.UK (www.gov.uk) for more information.

Impact Risk Zones for Sites of Special Scientific Interest

We strongly recommend that local planning authorities (LPAs) use Natural England's Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) (available from the Natural England Open Data Geoportal (arcgis.com) and to use on MAGIC (defra.gov.uk) along with guidance) to decide when to consult Natural England on development proposals that might affect a SSSI.

The SSSI IRZs tool is quick and simple to use and gives instant planning advice as a formal consultation response in certain circumstances. Use of the SSSI IRZs avoids the need for a formal email consultation on some development proposals, reducing unnecessary delays in the planning process. In turn this allows Natural England to concentrate resources on development proposals with the highest risks and opportunities for nature recovery.

Planning and transport authorities: get environmental advice on planning - GOV.UK (www.gov.uk) provides further guidance on when LPAs must consult Natural England on development proposals.

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

We would be happy to comment further should the need arise but if in the meantime you have any queries, please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Neighbouring properties

15no. surrounding properties were consulted and 0 comments were received from members of the public. The final date to submit comments ended on 23rd March 2026.

Officer's Analysis

Principle of Development

Housing Need

In *Hopkins Homes Ltd v Secretary of State for Communities and Local Government* [2017] 1 W.L.R. 1865, Lord Carnwath reemphasised that the National Planning Policy Framework is only a material consideration in planning decisions and that planning applications should be determined in accordance with the development plan. Paragraph 12 of the National Planning Policy Framework (NPPF) (2024) expressly states that the starting point for decision-making is the development plan. Lord Carnwath as part of the Supreme Court decision, stated,

"It is important, however, in assessing the effect of the Framework, not to overstate the scope of this policymaking role. The Framework itself makes clear that as respects the determination of planning applications (by contrast with plan-making in which it has statutory recognition), it is no more than "guidance" and as such a "material consideration" for the purposes of section 70(2) of the 1990 Act... It cannot, and does not purport to, displace the primacy given by the statute and policy to the statutory development plan. It must be exercised consistently with, and not so as to displace or distort, the statutory scheme."

It is a matter of law that all planning applications need to be considered in accordance with the legislation and relevant policy that applies at the point a decision is taken. The Council published a revised 5 year housing land supply statement in February 2025, it demonstrates that based on data up for the period 2024-2029, the Council can only demonstrate a land supply of 3 years.

Given the Council's current inability to demonstrate a 5-year housing land supply, and as the delivery of housing was substantially below (less than 75%) that required by the Housing Delivery Test, the housing delivery element of Gravesham's Local Plan Core Strategy (LPCS) (2014) Policy CS02 must be regarded to be out of date, as required by the Paragraph 11(d) of the National Planning Policy Framework (NPPF) (2024). This requires that in regard to housing development, planning permission should be granted unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

In the Gravesham context, the policies referred to in paragraph 11(d)(i) above are those set out in the NPPF at footnote 7 (rather than those in development plans) relating to any of the following:

- habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest;
- land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast;
- irreplaceable habitats;
- designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and
- areas at risk of flooding or coastal change.

In determining applications for planning permission involving housing, the Council will therefore apply a weighted balance in favour of granting planning permission in accordance with relevant case law and guidance, having regard to the acceptability or otherwise of the proposals when evaluated against development plan policy, the need to make efficient use of land (paragraph 130(c)) in context, the relative contribution the proposal makes towards the alleviation of any shortfall in housing delivery at that time and any other considerations material to the proposed development.

The proposed development is for a net increase of one person, with the number of bedrooms remaining the same from the approved HMO. However, HMOs cannot be counted as net additional dwellings. A HMO would only contribute towards the local housing need if the HMO were created by change of use from a non-residential building. As such the application does not affect the five-year housing supply

Suitability for Conversion

Adopted Policy C14 (Housing Type and Size) (LPCS) provides protection for existing housing stock by seeking to prevent the conversion of family sized units to smaller properties. In line with the NPPF (2024), it also stipulates that new housing development is expected to provide a range of dwelling types and sizes taking into account the existing character of the area and evidence of local need to create sustainable and balanced communities.

Policy CS14 (LPCS) is supported by saved policy H5 of Gravesham's Local Plan First Review (LPFR) (1994) which seeks to accommodate the growing numbers of smaller households and provide low cost accommodation, while taking into consideration the character and amenity of existing housing areas where single family occupancy is the norm.

Policy H5 (i) states that buildings shall be in an appropriate area for conversion to flats, maisonettes, bedsits and multiple occupancy. It also notes that unless there are special or overriding circumstances, conversion will not normally be permitted in an area comprised for the most part of single-family dwellings. Policy H5 (ii) requires that the building shall be of such a size and arrangement to be generally unsuitable for single-family occupancy. A larger house under this policy is considered to be in excess of two storeys in height and have more than 6 habitable rooms.

The application property is located within the urban boundary of Gravesend, within the Town Centre.

The application property contains five bedrooms. Its size is, therefore, in excess of the two and three-bedroom family homes sought to be particularly retained by Policy CS14 of the Core Strategy 2014. Given the number of bedrooms, height of the building, and overall number of rooms within the property, the size and internal arrangement of the application building would lend itself to an HMO use. In terms of the character of the area, it is acknowledged that there is another HMO in the local vicinity at Room 1-7, 32 Peacock Street – HMO and also above the former Peacock Public House. The area is a mixture of single family dwellings and flats.

Given that the site is located within a residential area, and as the proposed use of the site would keep the first and second floor in residential occupation, albeit not for a single household, the proposal for a change of use is not considered to erode the overall residential character of the area.

It must also be recognised that the site is close to the town centre, and being in an accessible and sustainable location, it is considered to be in an appropriate area for an HMO use and that the proposal would not alter the approved layout, it would simply allow occupation by one additional person. On this basis, it is considered that a 7 person HMO use would comply with the requirements of saved Policy H5 of the Local Plan 1994 and Policy CS14 of the Core Strategy 2014.

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed places) of the NPPF (2024) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The application site is within a predominantly residential area, consisting of two storey properties set behind front gardens and parking areas. Therefore, the area is suburban in character and made-up of single-family dwellings.

It is noted that the site has a fallback use as a 6 person HMO, under permitted development rights which is not materially different to a single-family dwelling. This proposal will increase the occupants to 7 which would result in increased levels of activity, marginally. However, there would be no visual external changes to the building, and so the HMO would not impact on the character or appearance of the area by virtue of no operational development. The proposed development also includes a secure bin storage to the front of the property as shown on the block plan. The details of this would be secured by planning condition, where approved to ensure that this would be visually appropriate in the area and provide sufficient bin storage.

Therefore, visual and design elements of the proposal is considered to accord with Policy CS19 (LPCS) and Section 12 of the NPPF (2024) and it would conserve and enhance the character of the local built, historic and natural environment.

Amenity of Future Occupiers

Policy CS19 (LPCS) seeks to ensure that the design and layout of new development accords with the adopted Residential Layout Guidelines (RLG) (2020). It also seeks to ensure that new development is fit for purpose and located, designed and constructed to safeguard the residential amenity, including privacy, daylight and sunlight, of existing and future occupants.

The Council's own adopted 'Guidance for HMO Amenity Standards' (2023) includes an appropriate room size for this application type.

Gravesham's Guidance for HMO Amenity Standards (2023) applies the following minimum space standards:

Room Description	1 Person Unit	2 Person Unit
Combined bedroom, living and kitchen (<i>minimum</i>)	13m ²	20.5m ²
Combined bedroom and living space (<i>minimum</i>)	10m ²	14m ²
Bedroom (<i>minimum</i>)	6.51m ²	10.22m ²

2.2 Communal Living and Dining Rooms

The property arrangement is to provide communal living space in addition to any space that is required for shared kitchen and dining facilities.

As a guide, a communal living room, should be at least 13m² for 3 people, plus 1m² for every additional person.

The proposed living and dining area is 15.6m². The HMO standards guide would require communal living space of 17m² for 7 people. However, it is noted that this is a guide and that the communal living and dining area would be 1.4m² only below the requirement.

It is also noted that there would be garden space for all occupants available to the rear of the property.

The application property contains a rear garden which would be accessed via the communal kitchen. As such it is considered that there is adequate external amenity space available on this property.

Overall, it is considered that the proposed conversion would provide an adequate standard of living accommodation. The rooms provided are of appropriate size, provide a reasonable standard of communal areas which would be available for residents, as well as shared access of the external amenity space. Therefore, the proposal would safeguard residential amenity of future occupier's in compliance with Policy CS19 (LPCS), Section 12 of the NPPF (2024).

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties. Following a period of consultation with neighbouring properties, 0 objections to the proposal were received.

Intensive occupation of former family dwellings such as those used as a HMO can have negative impacts on residential amenity within an area, through increases in on-street and off-street parking, loss of front gardens, reductions in levels of privacy, alterations to the exterior of buildings and increased generation of refuse.

The proposal does not result in any changes to the external fabric of the building, such as additional windows, and the proposed occupation of the proposed HMO by 5 people would not be demonstrably

greater than that of a five-bedroom property occupied by a family as the premises is currently set up as. As such, the HMO would not result in a materially greater impact on surrounding residents than the existing flat.

Given that the development would remain as existing externally, there would be no concerns regarding the impact on neighbours' residential amenities, such as bulk, overshadowing, and overlooking. The impacts in relation to parking and refuse are dealt with elsewhere in the report. Environment Protection have made no comments in terms of neighbour amenity.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Ecology and Biodiversity

Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition").

One exception is where development is subject to the de minimis exemption. This is when development does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m by 5m) of onsite habitat or 5 metres of linear habitats such as hedgerows.

In this case, there are no external changes proposed to existing landscaping. The development would therefore meet the criteria for 'de minimis' exception and the statutory requirement for Biodiversity Net Gain is not applicable.

Parking and Highways

Policy CS11 of the Core Strategy 2014 and saved Policy P3 of the Local Plan 1994 require new development to provide sufficient parking in accordance with the adopted parking standards, taking account of the availability of alternative means of transport and accessibility to services and facilities.

The site is in a Town Centre location, where appropriate sustainable and public transport methods are readily available, in the form of nearby bus stops and train station. It is also noted that a rear located cycle store is proposed.

81 Peacock Street has 3 bus stops and a train station in walking distance. Parrock Street Car Park is also within 100 metres of the site which provides approximately 607 car parking space and 30 disabled spaces in addition.

Due to the sustainable location of the site and the fact it is not materially different to its approved use, the proposal is in accordance with paragraphs 110 to 113 of the National Planning Policy Framework (2024), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 and section 6.3 (Vehicular Parking) of the Design for Gravesham: Design Code.

Special Protection Area (SPA) and SAMMS

The Thames Estuary and Marshes Ramsar site and Special Protection Area (SPA) are internationally important for nature conservation as the area is a wetland and supports important numbers of wintering

water birds and migrating birds. There has been a decline in the number of birds using these sites in recent years. Studies show that this could be due to people using the estuary and marshes for recreation purposes. The North Kent Bird Disturbance Report concludes that all new housing development within 6km of the North Kent Ramsar Sites or Special Protection Areas (including the Thames Estuary and Marshes) and larger housing development beyond 6km from the sites could have an adverse impact on them. This is because new housing development is likely to lead to further increases in recreational use of the sites, which means that further declines in the bird population cannot be ruled out. Possible mitigation measures are set out in the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring Strategy. Having considered a number of options, the Council has resolved to impose a tariff on new development including HMO's. Developers will need to pay £337.49 for every net increase in bedrooms within a HMO, provided within 6km of the Ramsar site and SPA and for larger housing developments beyond 6km from them. The money raised will be used to pay for schemes to avoid the adverse impacts of new housing development on the birds.

In this instance, the proposed development would not result in additional bedrooms in this HMO property and as such, no significant additional recreational activity would result. Therefore, it is considered that there would be no adverse impact to the Thames Estuary and Marshes Ramsar Buffer Zone, which should be mitigated in line with Policy CS12 (LPCS). Therefore, the Borough Council's adopted tariff for development within 6km of the SPA/Ramsar site, would not apply in this instance.

Conclusion

The proposed scheme would be acceptable in principle, located in a sustainable urban location in accordance with Policy CS02 of the Local Plan Core Strategy (2014) and Section 11 of the NPPF (2024). As there would be no net change in the number of residential units, there would be a neutral impact on the Borough's housing land supply. The proposed HMO would be suitable in this location, where flatted conversion and HMO's are evident in the wider vicinity and where the property is suitable for conversion. The proposed design, layout and appearance of the site would not be altered. The scheme would, therefore, comply with Policy CS19 of the Local Plan Core Strategy (2014). The proposal would safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Local Plan Core Strategy 2014 and Section 12 of the NPPF (2024). The scheme would comply with the requirements of the Habitat Regulations and Section 14 (specifically paragraphs 185 and 186) of the National Planning Policy Framework 2024 and Policy CS12 of the Gravesham Local Plan Core Strategy (2014). The proposed scheme demonstrates that the site is in a sustainable urban location, with good access to local public transport options, public car parking and nearby local services. The development would therefore comply with Policy CS11 of the Local Plan Core Strategy (2014), Section 12 of the NPPF (2024) and the Design for Gravesham-Design Code SPD (2024).

Recommendation

The proposed scheme complies with all relevant national and local planning policies. The recommendation is therefore to approve the scheme.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	1st April 2026	Dated:	9 th April 2026