



Delegated Report

Approval of Details Application

Planning Application No: 20250382

Location: Land At Market Square And Horn Yard Car Parks New Swan Yard
Gravesend DA12 2EN

Description: Application for approval of conditions 36 attached to planning permission reference number 20200343 relating to details of services and plant systems, including roof top plant, lift overruns.

Applicant: Reef Group

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Covering Letter;
Drawing No. 3732-LJA-E01-08-DR-A-04108-C10 – Proposed E01 Level 08 GA Plan;
Drawing No. 3732-LJA-E02-XX-DR-A-05060-C14 – E02 Proposed North Elevation;
Drawing No. 3732-LJA-E02-07-DR-A-04059-C09 – Proposed E02 Roof Level 07 GA Plan
Drawing No. 3732-LJA-E01-XX-DR-A-05053-C18 – E01 Proposed West Elevation;
Drawing No. 3732-LJA-E01-XX-DR-A-05052-C16 – E01 Proposed South Elevation;
Drawing No. 3732-LJA-E01-XX-DR-A-05051-C17 – E01 Proposed East Elevation;
Drawing No. 3732-LJA-E01-09-DR-A-04109-C10 – Proposed E01 Level 09 GA Plan;
Drawing No. 3732-LJA-E01-10-DR-A-04110-C10 – Proposed E01 Level 09 GA Plan;
Drawing No. 373 - 2-LJA-E03-XX-DR-A-05072-C13 – E03 Proposed South Elevation;
Drawing No. 3732-LJA-E03-XX-DR-A-05070-C12 – E03 Proposed North Elevation;
Drawing No. 3732-LJA-E03-06-DR-A-04408-C07 – Proposed E03 Level 06 GA Plan;
Drawing No. 3732-LJA-E04-XX-DR-A-05001-C07 – E04 Car Park Proposed East Elevation;
Drawing No. 3732-LJA-E01-07-DR-A-04107-C09 – Proposed E01 Level 07 GA Plan;
Drawing No. 3732-LJA-E02-XX-DR-A-05063-C16 – E02 Proposed West Elevation;
Drawing No. 3732-LJA-E04-XX-DR-A-05003-C08 – E04 Car Park Proposed West Elevation;
Drawing No. 3732-LJA-E04-06-DR-A-04057-C06 – Proposed MSCP E04 Level 06 GA Plan;
Drawing No. 3732-LJA-E01-11-DR-A-04111-C08 – Proposed E01 Level 11 GA Plan;
Drawing No. 3732-LJA-E01-XX-DR-A-05050 – E01 Proposed North Elevation;
Drawing No. 3732-LJA-E02-XX-DR-A-05062 – E02 Proposed South Elevation;
Technical Submission-TS-001-PV Fixing Details (received 12th June 2025); and
Technical Submission-TS-074-Roof Fan Fixing Details (received 12th June 2025).

Relevant Planning History

Reference	Description	Decision	Decision Date
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20200343	Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian links, landscaping, highway and other associated works	Permission	21.12.2020
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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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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 4 – Decision-making
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);

Consultations, Publicity and Representations

Consultees

GBC – Environmental Protection

02.06.25 - The condition requires that the equipment details of services and plant systems, including roof top plant and lift overruns be submitted in the interests of the amenities of neighbouring properties. It would therefore be helpful for a list of the plant/equipment and specifications to be submitted alongside the plans in order to be able to better assess this.

Further technical information was requested and submitted on 12th June 2025. Environmental Protection were reconsulted and the following comments received:

12.06.25 - Noted that's PV and smoke vents will be the only roof top plant and the technical details are fine.

No objection to his condition being discharged.

Officer's Analysis

Plant Equipment

Condition 36

36 *Notwithstanding the details shown on the approved plans and application form prior to the installation of plant equipment details of services and plant systems, including roof top plant, lift overruns shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall include the siting, external appearance and any proposed screening. The works shall thereafter be carried out in accordance with the approved details, to be completed prior to first occupation of the building to which it relates.*

Reason *In the interest of the amenities of neighbouring properties and the area generally and in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).*

The following information has been submitted to discharge condition 36.

Planning Application Form;

Covering Letter;

Drawing No. 3732-LJA-E01-08-DR-A-04108-C10 – Proposed E01 Level 08 GA Plan;

Drawing No. 3732-LJA-E02-XX-DR-A-05060-C14 – E02 Proposed North Elevation;

Drawing No. 3732-LJA-E02-07-DR-A-04059-C09 – Proposed E02 Roof Level 07 GA Plan

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Drawing No. 3732-LJA-E03-06-DR-A-04408-C07 – Proposed E03 Level 06 GA Plan;

Drawing No. 3732-LJA-E04-XX-DR-A-05001-C07 – E04 Car Park Proposed East Elevation;

Drawing No. 3732-LJA-E01-07-DR-A-04107-C09 – Proposed E01 Level 07 GA Plan;

Drawing No. 3732-LJA-E02-XX-DR-A-05063-C16 – E02 Proposed West Elevation;

Drawing No. 3732-LJA-E04-XX-DR-A-05003-C08 – E04 Car Park Proposed West Elevation;

Drawing No. 3732-LJA-E04-06-DR-A-04057-C06 – Proposed MSCP E04 Level 06 GA Plan;

Drawing No. 3732-LJA-E01-11-DR-A-04111-C08 – Proposed E01 Level 11 GA Plan;

Drawing No. 3732-LJA-E01-XX-DR-A-05050 – E01 Proposed North Elevation;

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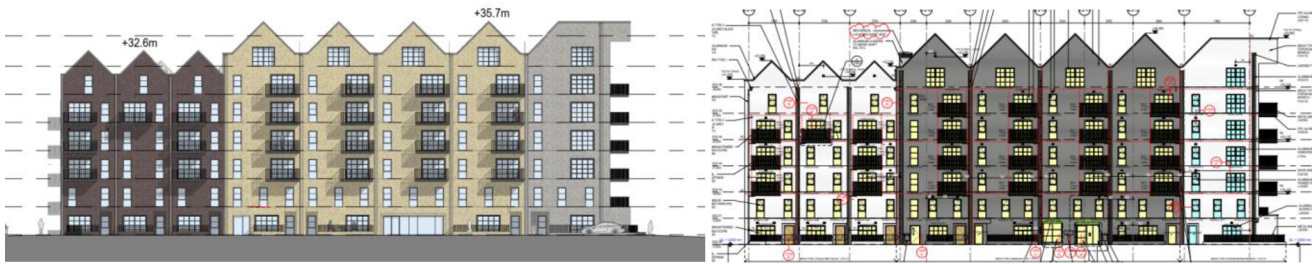
Technical Submission-TS-001-PV Fixing Details (received 12th June 2025); and

Technical Submission-TS-074-Roof Fan Fixing Details (received 12th June 2025).

The submitted details include equipment details of services and plant systems, including roof top plant and lift overruns, together with a list of the plant/equipment and specifications, as submitted on 12th June 2025. The submitted information is deemed acceptable as detailed in the comments received from GBC Environmental Protection and satisfies the wording of Condition 36. As such it is considered that that amenities of neighbours is protected and Condition 36 can be discharged and no further information is required.

It is also important to ensure that service equipment and plant systems do not dominate the roofscape or create a cluttered appearance on the roof of the building(s). As can be seen from a comparison of the originally approved plan (left) and the latest plans (right) the equipment is discreetly located and will not dominate the roof. It is also not detrimental to the character of the buildings or the wider area;

South Elevation



North Elevation



East Elevation



West Elevation



It is considered that the submitted details are acceptable to address the wording of Condition 36 of planning approval 20200343.

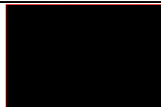
Conclusion

Sufficient information has been submitted to discharge condition 36 of planning approval 20200343.

Recommendation

ADET - Approval of Details

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

Case Officer:	Ms Amanda Cue	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	4 th July 2025	Dated:	08 July 2025