



Delegated Report

Application No: 20260281

Location: Former Guru Nanak Darbar Gurdwara, Clarence Place, Gravesend

Description: Application for removal of condition 18 (New Vehicle Crossover Serving Refuse Store) attached to planning permission reference number 20220728 for Conversion of existing building to accommodate 14 residential apartments with ancillary cycle and bin storage facilities.

Applicant: Guru Nanak Darbar Gurdwara Jeff Haskins

Submitted Documents/Plans

Application form
Covering letter

Relevant Planning History

20250973	Application for approval of condition 7(i) and condition 13 (i) attached to planning reference number 20250019 relating to details of their material, design, specification, method of opening, method of fixing and finish for the rear/north elevation and a detailed specification of all new rooflights, dormer windows for the rear/north elevation.	Approval of details	05.11.2025
20250771	Application for the approval of condition 7 (iii), (iv) (Joinery Details) and condition (iii), (iv) 13 (Dormer Windows) attached to planning reference number 20250019.	Approval of details	29.09.2025
20250615	Application for the approval of conditions 7 (ii) and 13 (ii) attached to planning reference number 20250019 relating to details of door and window materials, design, specification, method of opening,	Approval of details	29.09.2025

	method of fixing and finish (7ii) and details of roof lights, including dormer windows (13ii).		
20250189	Application for the approval of conditions 7 (i) and 13 (i) attached to planning reference number 20250019 relating to details of door and window materials, design, specification, method of opening, method of fixing and finish (7) and details of roof lights, including dormer windows (13).	Approval of details	16.04.2025
20250019	Application for a non-material amendment to planning permission reference number 20220728 to allow amendments to Condition 7 and condition 13 to include subject to receiving satisfactory information, partial approval can be issued for each of the 2 phases of works.	Approval of Non-Material Amendment	06.02.2025
20241026	Application for approval of condition 9 and 10 attached to planning permission reference number 20220728 relating to details of the treatment of verges and eaves and samples and detailed specifications of the rainwater goods.	Approval of details	29.01.2025
20240025	Application for non-material amendment to planning permission reference number 20220728 to allow variation on conditions 19, additional vents to pass through the main roof and 22, CCTV cameras to be located on the front elevation viewing the main entrance to the property.	Approval of Non-Material Amendment	07.02.2024
20240024	Application for approval of condition 15 and 17 attached to planning permission reference number 20220728 relating to a landscaping scheme (including details of hard landscaping materials, soft landscaping planting and external lighting design and levels) and details of how the development will enhance biodiversity.	Approval of details	07.08.2024

20240023	Application for a non-material amendment to planning permission reference number 20220728 to allow demolition of the two modern side wings and rebuild them in the same position. Removal of the existing modern red stock brick plinth to the front elevation. Removal of the Sikh Symbol on the apex of the roof to the front elevation.	Approval of Non-Material Amendment	06.02.2024
20231041	Application for the approval of conditions 4, 6 and 14 attached to planning permission reference number 20220728 relating to Code of Construction, Historic England Level 3 Report and Railing Details.	Approval of details	24.01.2024
20231017	Application for a non-material amendment to planning permission reference number 20220728 to change the wording of condition 7 to allow that all doors and windows to be replaced on a like for like basis with matching historic materials.	Approval of Non-Material Amendment	06.12.2023
20230276	Application for approval of condition 5 attached to planning permission reference number 20220728 relating to implementation of a programme of building recording	Approval of details	25.04.2023
20220728	Conversion of existing building to accommodate 14 residential apartments with ancillary cycle and bin storage facilities	Permitted	31.01.2023

Consultations, Publicity and Representations

KCC Flood and Water Management

Thank you for your consultation on the above referenced planning application.

We have no further comment to make on this proposal as the condition does not relate to SUDs.

Kent Fire and Rescue

Thank you for your email dated 17 March 2026. Following my assessment of Fire and Rescue Service emergency access provisions for application number 20260281 I would like to make the following observations.

Upon review of the documents available, this removal of condition does not appear to effect the proposed emergency access. Therefore, it is in my opinion, the emergency access requirements under the above act still appear to have been met.

Please be aware that should this proposal be successful it would then be subject to a Building Regulations consultation where the access arrangements would again be examined under section B5.

Fire Service access and facility provisions are 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.

If you require any further advice, please contact this office using the details above. Please be aware that the Building Safety office hours are 09:00-17:00 Monday to Friday.

Environment Agency

No comment to make.

Southern Gas Network

Thank you for your enquiry , there is a high pressure pipeline in the vicinity of your works. Your proposals would require the exact location of this pipeline and other SGN assets to be located before any work commences, either by electronic detection or by hand excavated trial holes as specified in the attached SW/2 document. These works must be supervised by an SGN representative, please contact Thomas Skinner on 07974455867 / thomas.skinner@sgn.co.uk to arrange a pre-works site visit and any future supervision. We would like to reiterate that no works should be carried out within the vicinity of a high pressure pipeline until consultation with an SGN representative has occurred. We thank you for your patience at this time
Please note that no mechanical excavations are permitted within 3m of the pipeline at any time.

This pipeline is registered with the Health and Safety Executive as a Major Accident Hazard Pipeline.

SGN High Pressure Gas Pipelines in the vicinity of your works		
Pipeline Number	Pressure Regime	Building Proximity Distance (Zone 1)
GM20	HP	9.0
This table does not include SGN's low medium and intermediate pressure assets, which may be in the vicinity.		

Building Proximity Distance

The building proximity distance (Zone 1) for the pipeline is shown in the table above for all our high pressure gas pipelines in the vicinity of your works. This should not however be confused with the HSE consultation zones 2 & 3 which will be considerably greater, further guidance of the requirements can be found in HSE Document: PADHI: HSE's Land Use Planning Methodology. Zone 1 is a safety factor with reference to habitable buildings as recommended by IGE TD/1. It is calculated from the diameter, material, wall thickness and pressure of the particular pipeline. Under Pipeline Safety Regulations 1996 this distance is declared to the HSE. Any intrusion within this safety zone will not be taken lightly and any intention to proceed should be accompanied by a risk assessment or provision of other supporting evidence, especially in the

event of any legal proceedings at a later date.

Vehicle Crossing

Vehicle crossings over the pipeline must be kept to a minimum and must cross at 90 degrees. The crossing will require agreement with SGN and may require design and calculations, as evidence to prove there is minimal added stress to the pipeline. Method statements must be agreed before works commence.

The pipeline is of prime importance to the gas supplies of this area. It is essential that you comply with the restrictions detailed below and in the document SGN/WI/SW/2 in order to protect our plant and equipment and for the safety of your own operatives. A SGN representative must be contacted before any works commence. Further guidance / restrictions are detailed below:

1. No mechanical excavation is allowed within 3 metres either side of pipeline.
2. No plant or storage of equipment shall be made within any easement strip.
3. If any metallic pipes or cables are being laid in proximity to gas pipelines then interference testing will be required, the cost of which to be borne by the promoter of the works. A minimum clearance of 600mm is required.
4. All precautions stated in publication SGN/WI/SW/2 (Safe Working in the Vicinity of High Pressure Gas Pipelines) shall be fully complied with in all respects. Acceptance of SGN/WI/SW/2 shall be acknowledged by the responsible site person signing and returning the form Appendix A (back page) to the SGN representative contacted in (7).
5. No thrust boring shall take place within 3 meters of the pipeline.
6. All planting within the easement strip should comply with 'Notes for Guidance on Tree Proximity'.
7. Before commencing work on site you must contact our Pipeline Maintenance Section on the number above at least seven days before work commences. A Southern Gas Networks representative will then contact you to arrange to visit site. Details of working near to high-pressure gas pipelines can then be discussed.
8. Pipeline sections that are planned and agreed by SGN to be permanently covered (i.e. by road surface) will require a coating survey. SGN will repair any indicated coating defects free of charge. The survey costs will be borne by the promoter of the works. Prior to any surface cover cathodic protection coupons and reference cells will require installation at no cost to SGN.
9. This pipeline is cathodically protected and as such has test cables located in test posts, were these to be lost through this work we would look to you for remedial action at no cost to SGN.
10. Intrusive construction methods will require an agreed method statement prior to work starting.
11. Any extended period of SGN site supervision may incur charges to you. These will be charged based on visiting times, materials and occurrences. You will be informed when these come into effect and be invoiced direct.
12. Any piling or boreholes within 15 metres of the pipeline may require vibration monitoring. No piling or boreholing must take place within 3 metres of the pipeline.

Please ensure these conditions, together with any relevant drawings are forwarded for use by the construction personnel of your works.

Please note that further restrictions on activities may need to be imposed as a result of a site inspection.

Historic England

Thank you for your email of 17 March regarding the above application for planning permission. On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions, details of which are attached.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request. If we do not hear from you within five working days we will assume this application should not have been sent to us.

GBC Environmental Protection Officer

No comments to make.

GBC Waste

No objections.

Analysis

This application seeks to remove condition 18 from planning approval 20220728. Condition 18 reads:

18. Prior to first occupation, a vehicular crossover (dropped kerb) serving the refuse store must be constructed in accordance with the Highway Authority's specification and requirements and with the written approval of the Highway Authority having first been obtained. The vehicle crossover shall be commensurate with the width of the vehicular access as hereby permitted.

Reason: In the interests of highway safety and pursuant to Policy CS11 (Transport) of the Gravesham Local Plan Core Strategy (September 2014) and saved policy T5 (Access to the Identified Highway Network) of the Gravesham Local Plan First Review (November 1994).

The reason for the removal of this condition is because KCC Highways, who own the adjoining highway and footpath, have confirmed they do not allow crossovers where there is no vehicle access. As the access is proposed for bins and not vehicles it does not meet their criteria. The Council's waste team are satisfied that there are sufficient crossovers in close vicinity of the site that can be utilised and therefore do not require a new crossover.

No objection is therefore raised to the removal of this condition.

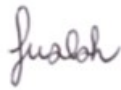
The original conditions imposed on planning permission 20220728 shall be reimposed or varied depending on whether the conditions have been discharged. Condition 12 shall be removed as the information provided for conditions 8 and 9, which have been discharged, covers the requirements of this condition.

Recommendation:

Remove condition 18 from planning permission 20220728 and impose the conditions as set out below.

See draft Decision

Case Officer: Alison Webster	Team Leader: Faye Walsh
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Signed: 	Signed: 
Dated: 5 May 2026	Dated: 12 May 2026

Conditions:

1. The development hereby permitted shall be carried out only in precise accordance with the following schedule of approved plans and details, unless alternative details are approved pursuant to the conditions imposed on this decision notice:

Drawing no. 181-PD17 rev A (proposed street scene);
Drawing no. 181-PD15 rev C (proposed site plan);
Drawing no. 181-PD16 rev C (proposed elevations);
Drawing no. 181-PD11 rev D (proposed plans and accommodation schedule);
Drawing no. 181-PD12 rev D (proposed sections);
Drawing no. 181-PD15 rev D (proposed site plan, location plan and block plan)

and plans approved under non-material amendment applications 20231017, 20240023 and 20240025.

Reason: For the avoidance of any doubt and in the interest of proper planning.

2. No noise generating building works which can be heard at the boundary of the site shall take place on site except between the following times:

08.00 and 18:00 Monday to Friday;
08.00 and 13:00 on Saturdays; and
Not at all on Sundays, bank holidays and public holidays.

Piling, excavation and demolition works must only be carried out between the following times;

08.00 and 18:00 Monday to Friday; and
Not at all on Saturdays, Sundays, bank holidays and public holidays.

Noise generating works must not take place outside of these hours unless otherwise agreed through a Control of Pollution Act 1974 Section 61 prior consent in special circumstances (for example to meet police traffic restrictions, in an emergency or in the interests of public safety).

Reason: In the interests of residential and local amenity and pursuant to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014).

3. The development herein approved shall be undertaken in accordance with the Code of Construction Practice submitted under reference 20231041.

Reason: To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity and in accordance with Policy CS19 Gravesham Local Plan Core Strategy

(September 2014).

4. The development herein approved shall be undertaken in accordance with the Level 3 Historic Building Record Written Scheme of Investigation submitted under reference 20230276.

Reason: To ensure that historic building features are properly examined and recorded in accordance with Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014).

5. All windows and doors shall be installed in compliance with details approved under application reference 20250973, 20250615 and 20250771.

Reason: To ensure the development preserves the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

6. The development hereby permitted shall be finished using the materials approved by application reference 20251226.

Reason: To ensure the development preserves the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

7. The treatment of the verges and eaves of the development herein approved shall be built in accordance with the details approved under planning reference 20241026.

Reason: To ensure the development preserves the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

8. The development hereby permitted shall be finished using the rainwater goods approved under reference 20241026.

Reason: To ensure the rainwater goods help to preserve the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

9. The development hereby permitted shall be finished using the render details approved by planning reference 20251226.

Reason: To ensure the development preserves the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

10. The rooflights and dormer windows shall be installed in accordance with the details approved under planning reference 20250973, 20250615 and 20250771.

Reason: To ensure the development preserves the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

11. The development herein approved shall be carried out in accordance with the details of the metal railings/handrails approved under planning reference 20231041.

Reason: To ensure the development preserves the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

12. The development shall be undertaken in accordance with landscaping details approved under planning reference 20240024.

Reason: In order to ensure an acceptable standard of development upon completion, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

13. Within 6 months of works commencing, full details and specifications of all new boundary treatments (including any alterations to existing boundary treatments) shall be submitted to and agreed in writing by the Local Planning Authority. The information submitted shall include details of all wall/gate/fence materials, designs, brick sample(s), coping sample(s), brick bond(s) and finishes. The completed boundary treatments shall be installed in full prior to occupation of any of the residential units.

Reason: To ensure the completed boundary treatments help to preserve the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

14. The development herein approved shall be undertaken in accordance with the approved biodiversity details submitted within planning application 20240024

Reason: In order to enhance biodiversity of the site and surrounding area in accordance with Policy CS12 of the Gravesham local Plan Core Strategy (September 2014).

15. Ventilation of the roof space shall not be provided via tile vent at any time.

Reason: To ensure the development preserves the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

16. The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the Local Planning Authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the Local Planning Authority as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Reason: To safeguard human health and the natural environment, in accordance with adopted Local Plan Core Strategy Policy CS19 and paragraphs 135 of the National Planning Policy Framework 2024.

17. The windows shown in the western elevation that serve the first floor kitchen/living/dining room of Flat 13, the bedroom and bathroom of Flat 5 and the bedroom of top floor Flat 9 shall be fitted with obscure glass and fixed shut apart from any top hung fan light. This work shall be carried out and completed before the room is occupied and shall be retained at all times thereafter.

Reason: To ensure the development does not prejudice conditions of amenity by reason of unneighbourly overlooking in accordance with adopted Local Plan Core Strategy Policy CS19 and paragraphs 135 of the National Planning Policy Framework 2024.

18. No post boxes, meter boxes, satellite dishes, vents or flues or other service outlets or piping shall be attached to or inserted into the front elevation of the building at any time.

Reason: In order to ensure special regard is paid to protecting the character and appearance of the Windmill Hill Conservation Area pursuant to Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy TC3 of the Gravesham Local Plan First Review (1994).