



Delegated Report

Application No: 20220864

Location: St Johns Ambulance Brigade H Q, Armoury Drive, Gravesend DA12 1NB

Description: Application for approval of condition 24 attached to planning permission reference number 20200561 relating to details of the exterior lighting calculations and of proposed fittings.

Applicant: Mr. Christopher Ward, The Longley Group

Submitted Documents/Plans

Application form
External Lighting Report by Relux
Instruction Leaflet for PIR wall light
Leaflet for Aurora dimmable lamp

Relevant Planning History

20200561 Demolition of vacant brick buildings and erection of 2 no. one bedroom bungalows and a two storey block containing 4 no. two bedroom flats with associated access from Albert Murray Close and Armoury Drive, car parking, landscaped amenity and ancillary enclosures.
Approved 23 December 2020

Consultations, Publicity and Representations

Environment Agency

No comments received.

KCC Biodiversity

The lighting looks acceptable from an ecological perspective – the contour plan isn't showing a lighting spill of much beyond 1 lux away from the dwellings and I can see that they are sensor activated. Therefore, we advise that the condition is discharged.

GBC Highways Officer

I have no objections to this proposal, the lighting will be very directional and primarily immediately below the lantern.

Analysis

Condition 24 of planning application 20200561 reads:

Prior to the installation of any external lighting on the site, details of such lighting shall be submitted to and approved in writing by the Local Planning Authority. Details shall include height, position, external appearance, any shielding, light intensity, colour, spillage (such as light contour or lux level plans showing the existing and proposed levels) together with a report to demonstrate its effect on the landscaping of the site (including an overlay of the proposed lighting onto the site landscaping plans), nearby residential properties, bats (including reference to the recommendations of the Bat Conservation Trust) and of how this effect has been minimised. Any external lighting shall be implemented in accordance with the approved details.

Reason: *In order to limit the impact of the lighting on the landscaping of the site, nearby residents and wildlife and with regard to Policy CS12 of the Gravesham Local Plan Core Strategy 2014.*

The applicant has submitted a lighting report in support of this condition written by Relux. The main concerns regarding lighting related to the impact on wildlife and neighbouring properties. The plans show limited light-spill and the consultees have both raised no objections. The condition can be discharged.

Recommendation:

Approval of conditions

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 28 September 2022	Dated: 28 th September 2022