



Delegated Report

Full Planning Application

Planning Application No: 20260703

Location: Former Bowls Club Windmill Gardens Clarence Place Gravesend

Description: Conversion of existing building into a bakery and coffee shop with associated external deck seating area, air con unit and storage shed.

Applicant: Mrs Andrea Smith

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. 26-031-DW-001 – Location Plan;
Drawing No. 26-031-DW-002 – Existing Site Plan;
Drawing No. 26-031-DW-003 – Existing Site Plan Tree Removal;
Drawing No. 26-031-DW-004 Rev A – Proposed Site Plan;
Drawing No. 26-031-DW-100 – Existing Floor Plan;
Drawing No. 26-31-DW-101 Rev A – Proposed Floor Plan;
Drawing No. 26-031-DW-110 Rev A – Proposed Floor Plan;
Drawing No. 26-031-DW-200 – Existing Elevations;
Drawing No. 26-031-DW-201 – Proposed Elevations;
Drawing No. 26-031-DW-400 – Proposed Front Signage;
Supporting Information – Tree Survey/Tree Constraints Plan and Tree Categorisation – Aureus Tree Services Ltd (April 2026);
Supporting Information – Tree Report for Windmill Gardens (April 2026);
Supporting Information – Air Conditioning Unit Technical Details - Daikin
Supporting Information – Biodiversity Net Gain Report - Ref. 1822 - EC Assistance Ecologists Ltd (June 2026);
Supporting Information – Tree Survey Appendix 1;
Supporting Information – Tree Survey Appendix 2;
Supporting Information – Ventilation Product Information – LGH-RVX-E;
Supporting Information – Drawing Schedule & Issue Record (July 2026); and
Supporting Information – Design and Access Statement incorporating Planning and Heritage Statements.

~~Drawing No. 26-031-DW-004 – Proposed Site Plan;~~

~~Drawing No. 26-31-DW-101 – Proposed Floor Plan.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20260704	Advertisement consent; Free standing back-illuminated rectangular flat metal panel supported between two timber posts	Advert Consent	10.08.2026

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS13 – Green Space, Sport and Recreation.
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on the Highway Network
- TC3 – Development Affecting Conservation Areas.

As set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012 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

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 (2026), the Council will also seek to replace these.

National Planning Policy Framework (2026)

- Section 4 – Achieving Sustainable Development
- Section 5 – Meeting the challenge of climate change
- Section 12 – Making Effective use of land
- Section 14 – Achieving well-designed places
- Section 15 – Promoting sustainable transport
- Section 16 – Promoting healthy communities
- Section 19 – Conserving and enhancing the natural environment
- Section 20 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG 4 – KCC Parking Standards (2006)
- Design for Gravesham – Design Code (2024)
- Windmill Hill Conservation Area Character Appraisal (2007).
- Conservation Areas – A Guide for Owners and Occupiers (2020).

Emerging Local Plan as a Material Consideration

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (Planning and Compulsory Purchase Act 2004) and section 70(2) of the Town and Country Planning Act 1990 (Town and Country Planning Act 1990) make it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise.

Decision Making Policy DM4 of the Framework sets out that when considering development proposals, relevant policies may be given weight, however, this is subject to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

- The degree of compliance of the relevant policies in the emerging plan with the policies for plan-making in this Framework (the closer the policies in the emerging plan to the policies in this Framework, the greater the weight that may be given to them).

West Oxfordshire District Council v Secretary of State for Housing, Communities and Local Government & Rosconn Strategic Land Ltd [2018] EWHC 3065 (Admin) is a High Court judgement that deals with the weight to be given to a Regulation 19 Local Plan. In this judgement, the Court found that the weight to be given to an emerging Local Plan was a matter of planning judgement, which had to be reached having fully considered the relevant part of the Framework, which from 17 August 2026 Decision Making Policy DM4 of the Framework.

The Council's emerging Local Plan has reached the Regulation 19 Consultation stage, with the consultation having ended on 18 August 2026. The emerging Local Plan does not form part of the Development Plan.

The Council is aware that third parties have raised objections to the wider emerging Local Plan and specific policies within it. Therefore, at present the Council cannot categorically state that the emerging Local Plan can be considered sound and consistent with the National Planning Policy Framework (2024) [as an emerging Local Plan being brought forward under the legacy system, it would be examined under the 2024 Framework]. Taking this into consideration, one can only conclude that at this stage of the process, **limited (i.e. minimal) weight should be afforded to the emerging Regulation 19 Local Plan.**

This position would only change once the emerging Local Plan has progressed towards submission and examination, with the Council being fully aware of policies that are subject to unresolved objections and with knowledge of policies that have had their soundness and conformity against the Framework challenged.

This approach accords with the approach taken in a separate High Court case, Gladman Developments Ltd v SSHCLG & Corby Borough Council; & Uttlesford DC [2020] EWHC 518 (Admin) and Court of Appeal [2021] EWCA Civ 104, which was also the subject of a Court of Appeal Ruling [2021] EWCA Civ 104.

Consultations, Publicity and Representations

Consultees

External

KCC Heritage

Thank you for your letter consulting us on the above planning application. In this instance I suggest that no archaeological measures are required.

KCC Highways and Transportation

I refer to the above planning application and consider that there are no highway implications associated with the proposals.

Designing Out Crime Officer

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. If new external doorsets are proposed (a doorset is the door, fabrication, hinges, frame, installation, and locks) 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.
2. If new windows are proposed on the ground floor, 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.
3. CCTV is advised for all areas, especially at entry points, till areas, and other areas with limited natural surveillance or storage areas containing high-value equipment. Please ensure the CCTV supports the lighting plan.
4. We recommend alarms be installed, preferably with an autodial function, as an additional layer of security.
5. We strongly recommend external furniture to be taken inside at the end of the day or otherwise fixed to the ground to prevent misuse, ASB and criminal damage.
6. Any Shutters should be as close to the building line as possible and must avoid the creation of a recess. Shutters must be certificated to LPS 1175: Issue 7, SR2; STS 202: Issue 3, BR2; Sold Secure Gold or PAS 68:2013.
7. Adequate access control is required for entrances used by staff only such as storage areas (including external storage shed), side access gate and other restricted areas.

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.

Internal

GBC Parks and Open Spaces

I wish to submit a positive representation in support of the revised proposals for planning application 20260703 – Former Bowls Club, Windmill Gardens.

I have reviewed the revised drawings 26-031-DW-004A, 101A and 110A and am satisfied that the matters previously discussed have been satisfactorily addressed.

In particular, I welcome the retention of the gravel surfacing, existing frontage planting and cherry tree, together with additional shrub planting where required. These measures will provide an appropriate visual and landscaped buffer and help mitigate the loss of the existing natural deterrent to unauthorised access to the tennis court.

I also support the proposed locking gates, relocation of the store and condenser, and the timber fencing along the decking. The minimum 850mm separation from the southern boundary will retain suitable access for Parks Department maintenance operatives.

Overall, the revisions provide a practical and appropriate solution which balances the operational requirements of the site with landscaping, screening and maintenance access.

I therefore support the revised proposals and have no objection to the application being approved.

GBC Environmental Protection

Mechanical ventilation and an A/C unit are proposed. There are houses fairly close by, so it will be important to ensure that noise from the plant/equipment does not result in noise problems. There is no mention of any kitchen extract system – as for any food premises, this will be required both for H&S reasons and also to ensure that there is adequate odour control.

Whilst there is no objection as such to the proposal, to address the above matters, the following standard conditions are advised:

Noise Control

Prior to commencement, a noise impact assessment shall be carried out and submitted to the LPA for approval demonstrating that the rating noise from fixed building services/mechanical plant/equipment associated with the development shall be at least 10dB below the existing LA90 background level at the nearest noise sensitive receptors (i.e. dwellings) when measured and assessed in accordance with BS4142:2014

Restaurant/Takeaway Odour

Prior to any works commencing on site, the applicant shall:

- 1) Submit a scheme in writing to the Local Planning Authority for approval in relation to cooking odour/fume control. The extraction system must be designed and installed in accordance with the "EMAQ/Defra Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2018 update)". Full details of proposed extraction system to deal with grease and odour control should include:
 - a) Plans and details of all duct work (internal and external) and equipment.
 - b) Plans showing the location/position of the external flue/discharge stack, including its position in relation to neighbouring properties and window openings.
 - c) Details of all grease filtration and odour control including the manufacturer's specification/data sheets. This includes the canopy.
 - d) Details, including manufacturer's specification/data sheets of the fan.
 - e) Details of proposed routine cleaning and maintenance of the system, and the service requirements of the installed odour control system, including details of system access panels and confirmation that they will be grease tight.
 - f) Details of the type of food to be cooked, the cooking time per day; and the type of cooking appliances to be used. Where the end user is not yet known, the extraction system shall be designed for a 'very high' grease content, a 'very high' level of odour potential and a 'very high' smoke content (EMAQ/Defra Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2018 update)).
 - 2) Install and commission the extract system using a competent ventilation engineer in accordance with approved details. Provide a commissioning report to the LPA to verify the installation, ensuring minimum discharge rates are included. The extraction and odour/fume control equipment shall be maintained and operated in compliance with the approved scheme. After installation of the approved plant, no new plant or ducting system shall be used without the written consent of the Local Planning Authority.
- Reason: In the interests of protecting the amenity of adjoining/nearby residential properties and safeguarding the amenities of the surrounding area*

Restaurant/Takeaway Noise

Prior to any works commencing on site, the applicant shall:

- 1) Submit a scheme in writing, including a noise survey, to the Local Planning Authority for approval in relation to noise control. The extraction system must be designed and installed in accordance with the "EMAQ/Defra Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2018 update)". The noise survey should assess the worst-case scenario noise impact from the proposed extract and ventilation system, on nearby residential properties and must:
 - a) Assess the whole system and any tonal elements associated it; a 1/3 octave band analysis may be necessary.
 - b) Assess structural transmission with the use of anti-vibration mounts where necessary, linings to ductwork to prevent noise transmission, any inline silencers and provide details of where they have been installed.
 - c) Use the results of the noise survey to ensure that the noise generated at the boundary of any noise sensitive property meets the requirements laid down in BS4142:2014 "Method for Rating and Assessing Industrial and Commercial Sound".
- 2) Install and commission the extract system using a competent ventilation engineer in accordance with approved details. Provide a commissioning report to the Local Planning Authority to verify the installation, including post completion noise levels. The equipment shall be maintained and operated in a condition such that the requirements of BS4142:2014 continue to be met. After installation of the approved plant, no new plant or ducting system shall be used without the written consent of the Local Planning Authority.

Reason: In the interests of protecting the amenity of adjoining/nearby residential properties and safeguarding the amenities of the surrounding area

Neighbouring properties

The application was publicised by the displaying of a site notice, press notice and individual letters sent to 22 surrounding properties with an overall expiry of 21st August 2026. 11 letters of support were received with no letter letters of objection.

Officer's Analysis

Site Description

The application site is the former Bowls Clubhouse, located within the Windmill Gardens. The area is located in the urban area of Gravesend in the Windmill Hill Conservation Area and an area of Archaeological Potential.

Proposal

The application seeks permission for the conversion of existing building into a bakery and coffee shop with associated external deck seating area, air con unit and storage shed. The proposal would result in bi fold doors on the north facing side elevation to access to the new deck area with minimal elevational alterations to the front of the building. There would be one air conditioning unit located to the rear and the deck area for outdoor seating would be located to the side, with an access ramp to the front of the building. The proposal also includes soft landscaping to the front and side. Internal alterations to accommodate seating, a service counter and food preparation area. The proposal would provide both indoor and outdoor seating and provide baked goods, coffee and light food and would be operated by the applicant, who operates a small micro-bakery Basement Bakehouse.

Proposed Site Layout and Floor Plan

NPPF (2026) “is to promote the creation of healthy and inclusive places and support the provision of appropriate public services, by enabling development which can support this aim and seeking to retain, improve and deliver new facilities which are important for community wellbeing and minimising inequalities”.

The principle of the proposed development also finds support in Policy L2 of the NPPF (2026) which states “Substantial weight should be given to the benefits where a development proposal would achieve one or more of the following: b. Making better use of vacant and underutilised land and buildings (such as: by bringing back into residential use empty homes and other suitable buildings; converting space above shops; redeveloping underutilised retail and business sites”.

The proposal would therefore accord with Policy CS02 of the Local Plan Core Strategy (2014) and Sections 12 and 16 of the National Planning Policy Framework (2026).

Loss of sports facility

Policy CS13 of the Core Strategy also refers to “sports facilities” and states the following:

The Council will seek to make adequate provision for and to protect and enhance the quantity, quality and accessibility of green space, playing pitches and other sports facilities, in accordance with an adequate, up to date and relevant evidence base.

Policy HC7 of the NPPF (2026) relates to “development affecting existing recreational land and facilities”:

1. Development proposals should not result in the loss of existing open space, sports and recreational buildings and land, including playing fields, other formal and informal play space and allotments, unless:

a. An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

b. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a location which offers comparable or improved accessibility for the community it serves; or

c. The development is for public service infrastructure, and the resulting loss would be replaced by equivalent or better provision in terms of quantity and/or quality; or

d. The development is for alternative open space, sports and recreational buildings and land, the benefits of which clearly outweigh the loss of the current or former use.

Although the building is vacant, its previous use as a changing room and storage facility for the Belle Vue and Windmill Hill Bowls Clubs bowls club would define it as a sports facility. The building has been vacant since 2020 due to both clubs closing. Section 4 of the supporting planning statement has confirmed that the building has remained vacant for several years without prospect of re-opening as a sports pavilion. As such, the building has become surplus to requirements and the proposal has been supported by the Gravesham Borough Council's Parks and Open Spaces Manager.

As such, it is considered that the proposal would accord with Policy CS13 of the Local Plan Core Strategy (2014) and Section 16 of the National Planning Policy Framework (2026).

Design, Character and Appearance and Impact on the Conservation Area

Policy CS19 of the Council's Core Strategy. This requires new development to be “visually attractive, fit for purpose and locally distinctive” and to “conserve and enhance the character of the local built, historic and natural environment”.

The site is also located within the Windmill Hill Conservation Area. As such, Section 20 of the NPPF, Policy CS20 of the Core Strategy, Saved Policy TC3 of the Gravesham Local Plan First Review and the Windmill Conservation Area Character Appraisal are relevant.

Policy CS20 of the Core Strategy sets out that the Council will accord high priority towards the preservation, protection and enhancement of its heritage and historic environment. It states that proposals which preserve and, where appropriate, enhance the significance and setting of heritage assets will be supported. Policy TC3 of the Gravesham Local Plan First Review states that development will be carefully judged for its impact on the conservation area and be expected to make a positive contribution to the conservation area.

The Windmill Hill Conservation Area Character Appraisal is also a material planning consideration. It is noted that it does not identify this building as a “positive building” in the conservation area.

At national level the objectives of Section 14 of the NPPF (2026) is to promote high quality, healthy, inclusive and sustainable places, with Policy DP3 specifically requiring development proposals to respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings. The main objective of Section 20 is to conserve and enhance the historic Environment, with Policy HE4 requiring the securing the conservation of heritage assets by making a positive contribution to sustainable communities including local economies.

Design for Gravesham (2024) expands on the Core Strategy, and Policy CS19 in particular to provide additional clarity on what is expected of applicants when submitting design proposals, setting out the minimum requirements to achieve design quality.

The building itself would not be extended, with the only elevational changes being bi-fold doors on the north facing elevation, a detached shed/storage building to the rear and an air conditioning unit to the rear. External alterations would be in the form of a timber access ramp and wraparound decked area for external seating.

The proposed modifications and decked area are considered to respect the setting of the Windmill Gardens and would not detract from the character of the existing building or have a negative impact on the Windmill Hill Conservation Area. A condition will be added to any forthcoming decision to secure the finished colour of the building, ramp, railings and decked area would match the existing timber clad colour of the building.

The proposal seeks to bring back into use the former sports pavilion which would provide a valuable service to the community, whilst preserving and securing the future of the building.

As such, subject to the aforementioned conditions, the proposal would respect the character of the Windmill Hill Conservation Area, the Windmill Gardens and the character of the existing building, in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014), saved Policy TC3 a of the Gravesham Local Plan First Review, Sections 14 and 20 of the National Planning Policy Framework (2026) and the Windmill Conservation Area Character Appraisal.

Neighbouring Amenity

Policy CS19 of the Core Strategy requires new development to be located, designed and constructed to “safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land”.

Policy DP3 of the NPPF (2026) requires development proposals to reflect relevant aspects of its location and support healthy, mixed vibrant and integrated communities, which will function well over the lifetime of the development.

There are residential properties located to the east and south of the site. The properties are set a significant distance away, with no extensions to the existing building, and as such there would be no loss of

light, privacy or overshadowing to neighbour properties or gardens.

Noise and Odour

The proposed air conditioning unit could give rise to a noise nuisance to local residents. GBC Environmental Protection were consulted on the proposals and do not object to the application, subject to the imposition of conditions relating to the submission of a noise impact assessment.

The proposal does not involve the use of an extraction system as the majority of foods being available are cakes, sandwiches, pastries and tea and coffee. The supporting planning statement confirms that there would be no use of fryers, hob or boiler within the facility.

As such, subject to the condition of a noise impact assessment in association with the air conditioning unit, it is considered that the proposed development would not result in a detrimental impact on the neighbouring amenity. Furthermore, no objections have been received.

Hours of Operation

The supporting application form proposes the hours of operation of 06:00 to 23:00 Monday to Friday and 06:00 to 21:00 Sunday and Bank Holidays. Taking into consideration the location of the building within a park and the presence of residential properties to the rear, it is considered that these hours are excessive. Therefore a condition restricting the hours of operation to 07:00 to 21:00 daily will be imposed.

Subject to the aforementioned conditions, the proposed development would accord with Policy CS19 of the Local Plan Core Strategy (2014) and Section 14 of the National Planning Policy Framework (2026).

Parking and Highways

Policy CS11 of the Core Strategy seeks to ensure that new development mitigates its impact on the highway and that sufficient parking is provided in accordance with adopted parking standards, reflecting the availability of public transport provision and the accessibility of local services and facilities. Saved Policy P3 of the Gravesham Local Plan First Review requires development to make provision for vehicle parking in accordance with the Kent County Council Vehicle Parking Standards.

In this particular case it is acknowledged that it would not be possible to provide additional on-site parking due to the location of the site. However, it is likely that the proposal would not give rise to additional highways or parking provision due to the building being located within a local public park where most customers would walk to rather than make a specific journey by car.

As such, it is considered that the proposal would accord with Policy CS11 of the Local Plan Core Strategy (2014).

Any Other Material Planning Considerations

Biodiversity and Ecology

The NPPF (Section 19) seeks to ensure that any development result in a biodiversity net gain. The site comprises previously developed land, with no known ecological designations, priority habitats, or protected species records. The proposal would reuse an existing building which will not be extended. It is noted that the proposal would result in the loss of grassland and the removal of 3no. trees to the rear of the pavilion in order for the decking and storage shed to be incorporated. Whilst the loss of the trees is regrettable, the Parks and Open Spaces Manager has raised no objection to their removal and it provides a biodiversity enhancement opportunity by the introduction of good planting and ecological enhancements for local habitats. The proposed plan has identified two areas of soft landscaping to the front and side of the building.

Net Gain

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

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"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

The proposed development would be the conversion of an existing building with no extensions. The proposal includes two soft landscaped area to mitigate the loss of the trees to the rear. The supporting application form states that the proposed development the proposal is exempt from BNG as it is on a site no larger than 0.5 hectares; and would not impact more than 25 square meters of priority habitat or metres of linear habitat and would be exempt from the statutory requirement of providing 10% net gain.

As such, the development is exempt from biodiversity net gain.

In order to mitigate against potential adverse effect on biodiversity, a condition securing biodiversity enhancement will be imposed on any forthcoming decision.

Therefore, subject to the aforementioned conditions, the proposal is acceptable and would accord with Policy CS12 of the Core Strategy (2014) and Section 19 of the National Planning Policy Framework (2026).

Refuse

No details relating to the refuse or recycling arrangements for the proposed bakery have been provided. As such, a condition will be added to any forthcoming decision to secure these details.

Conclusion

Taking all the above into consideration, the development would bring back into use a vacant and underutilised building, whilst providing a good service to the local community without resulting in harm to the character or appearance of the area, the Windmill Gardens or the Windmill Hill Conservation Area. The development would not result in a detrimental impact on the amenities of neighbouring residents. In addition, the proposal would not generate additional parking demand or give rise to any highway concerns.

For these reasons, the proposal is considered to accord with Policies CS11, CS13, CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and the relevant provisions of the National Planning Policy Framework (2026). It is therefore recommended that planning permission be granted, subject to appropriate conditions.

Recommendation

Permission

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

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	18 th September 2026	Dated:	21st September 2026