

Application: 20230366

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND
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To: **Mr Ben Geering
C/O Mrs Hannah Young, Icen Projects
Da Vinci House
44 Saffron Hill
London
EC1N 8FH**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PERMISSION** for development of land situate at:

**Clifton Slipways
West Street
Gravesend
Kent**

and being **Application for variation of condition 2 and 7 attached to planning permission reference no. 20191122 for the erection of two buildings to provide residential units (Use Class C3) with associated vehicle parking, cycle storage, highway works, and landscaping. Building 1 comprises the erection of a 23 storey tower on the north side of West Street to provide residential dwellings with B1a floor space at ground floor level; and Building 2 from four storeys to 12 storeys on the south side of West Street which will provide residential dwellings. The proposal includes the restoration and adaptation of the existing pier structure to provide public and private amenity space to include the erection of Business units (Class B1a) and a cafe (Class A1/A3); to remove the basement at lower ground, relocation of bin store and plant, reduction of 23 car parking spaces and replacement of car parking at level 0 with 9 additional units (loss of 55 car parking spaces) within the Stuart Road Block.** Your application dated 19th June 2023 is permitted subject to the following:-

Approved Plans

- 1 The development hereby permitted shall be carried out only in precise accordance with the following approved details, plans and specifications:

Existing Plans
19.057.100.01 Rev P0 - Block Plan
19.057.100.02 Rev P0 - Existing Site Plan

GA Plans
18.137.100.03 rev P3 - Proposed Site Plan
0176-L06 Rev V4 - Landscape Masterplan

West Street Tower
18.137.200.00 - West Street Tower - Level -01
18.137.200.01 - West Street Tower - Level 0

18.137.200.02 - West Street Tower - Level 1
18.137.200.03 - West Street Tower -Typical Plan A: Levels 2,3-4
18.137.200.04 - West Street Tower -Typical Plan B: Levels 5,6,13-14
18.137.200.05 - West Street Tower -Typical Plan C: Levels 7,8,15-16
18.137.200.06 - West Street Tower -Typical Plan D: Levels 9,10,17-18
18.137.200.07 - West Street Tower - Typical Plan E: Levels 11,12,19-20
18.137.200.08 - West Street Tower - Level 21
18.137.200.09 - West Street Tower - Level 22
18.137.200.10 - West Street Tower - Roof Level
18.137.210.00 -West Street Tower - Elevation A Rev P1
18.137.210.01 - West Street Tower - Elevation B Rev P1
18.137.210.02 - West Street Tower - Elevation C Rev P1
18.137.210.03 - West Street Tower - Elevation D Rev P1
18.137.220.00 - West Street Tower - Section A Rev P1

Stuart Road Block

Cover Letter

Design and Access Statement Addendum

Transport Technical Note rev D

18.137.300.01 rev P7 - Stuart Road Block - Level -1
18.137.300.02 rev P10 - Stuart Road Block - Level 00
18.137.300.03 rev P4 - Stuart Road Block - Level 01-03
18.137.300.05 rev P8 - Stuart Road Block - Level 4
18.137.300.06 rev P6 - Stuart Road Block - Level 05
18.137.300.07 rev P5 - Stuart Road Block - Level 06-09
18.137.300.08 rev P5 - Stuart Road Block - Level 10-12
18.137.300.09 rev P3 - Stuart Road Block - Roof Level
18.137.310.00 rev P4 - Stuart Road Block - Elevation A
18.137.310.01 rev P4 - Stuart Road Block - Elevation B
18.137.310.02 rev P4 - Stuart Road Block - Elevation C
18.137.310.03 rev P4 - Stuart Road Block - Elevation D
18.137.320.00 rev P2 - Stuart Road Block - Section A

Pier Development

18.137.400.00 - Pier - Level 1
18.137.400.01 - Pier - Level 1.5
18.137.400.02 - Pier - Site Sections B-B
18.137.400.10 - Pier - Elevation

Site Sections

18.137.500.00 - Site Section A-A
18.137.400.02 - Site Section B-B

Sea Defence Wall

HC-2269-1601 Rev E - Conceptual Sea Defence Wall Section A - A
HC-2269-1600 Rev D - Conceptual Sea Defence Layout
HC-2269-1602 - Conceptual Sea Defence Wall Section B - B

and those approved pursuant to any conditions contained herein after and there shall be no deviation therefrom.

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

Phasing Plan

2 The phasing of development shall be in accordance with the phasing plan submitted and approved under condition discharge application 20230200 (discharge of condition 4 of 20191122 as amended by 20230155).

Reason: The Local Planning Authority needs to be satisfied that the development of the site is undertaken in a coherent and comprehensive manner and to ensure compliance with

Code of Construction Practice Strategy

- 3 For each phase or subphase of the development, a comprehensive Code of Construction Practice Strategy, covering the environmental impacts from the relevant clearance/construction phase of the development, shall be submitted to and approved, in writing, by the Local Planning Authority prior to the commencement of the development of each phase or sub-phase. The development hereby permitted shall thereafter be carried out in accordance with the approved Code of Construction Practice Strategy for each relevant phase or subphase of the development. For the avoidance of doubt Code of Construction Practice Strategy shall include the following (where relevant):

- a) Construction Logistics Plan (CLP);
- b) Parking of vehicles of site personnel and visitors;
- c) Storage of plant and materials;
- d) Dust management controls;
- e) Location and height of cranes and scaffolding;
- f) Measures of minimising the impact of noise and, if appropriate, vibration arising from construction activities;
- g) Predicted noise and, if appropriate, vibration levels for construction using methodologies and at locations agreed with the Local Planning Authority;
- h) Scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authority;
- i) Scheme for location and appearance security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- j) Details of disposal of waste arising from the construction programme, including final disposal points (the burning of waste on the site at any time is specifically precluded);
- k) Hours of operation
- l) Smoke management controls;
- m) Odour controls;
- n) Road cleaning and wheel washing facilities;
- o) An aspiration to utilise the River Thames for the transport of construction and waste materials to and from the site; and
- p) Any other matters relevant to this particular site.

A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the submitted remediation strategy by Ecologia dated 10 February 2023 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter proceed only in accordance with the approved Strategy, including any required remedial or monitoring measures.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 180 of the National Planning Policy Framework (2023).

Contaminated Land Strategy

- 4 A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the submitted remediation strategy by Ecologia dated 10 February 2023 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of above ground works for the specific phase. Development shall thereafter proceed only in accordance with the approved Strategy, including any required remedial or monitoring measures.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 180 of the National Planning Policy Framework (2023).

Archaeology

- 5 The submitted Written Scheme of Investigation for stage 1 archaeological evaluation dated March 2022 in support of discharge of condition 6 of 20191122 shall be implemented for each phase of the development herein approved.

Reason To ensure that features of archaeological interest are properly examined and recorded in accordance with Policies CS19 and CS20 Gravesham Local Plan: Core Strategy (September 2014) and Saved Policy TC3 of the Gravesham Local Plan First Review 1994.

Highway Works

- 6 No above ground construction work shall take place before a detailed highway scheme (to accord substantially with Drawing No 18-091-011 rev F and 18-091-009 rev F contained in the Transport Assessment) and to include arrangements for an interim phased scheme if necessary, has been submitted to and approved, in writing, by the Local Planning Authority in consultation with the Local Highway Authority. For the avoidance of doubt this shall include details of construction and surface finishes for roads, footpaths, cycle-ways and car parking areas. The development shall only be completed in accordance with the approved details to be delivered through agreement (including timeframe) with the Local Highway Authority.

Reason: To ensure adequate highway improvement works are provided in a timely manner to ensure no adverse impact to the safe and free flow of traffic on the highway network; to ensure that the final external appearance of the public highway is acceptable and built to appropriate and recognised safety standards and in accordance Policy CS11 of Gravesham Local Plan: Core Strategy (September 2014).

Car Parking Landscaping

- 7 Prior to the occupation of the dwellings within the Stuart Road Block details shall be submitted to and approved in writing by Local Planning Authority for boundary treatment in front of flats A.00.01 and A.00.02. The approved details shall then be implemented.

Reason: To ensure a reasonable amount of amenity in terms of outlook from these dwellings in accordance with Policy CS19 of the Gravesham Core Strategy 2014 and paragraph 130f of the National Planning Policy Framework 2023.

Survey of existing structure

- 8 No development shall commence to the north of West Street until all features identified as being of architectural and historic interest that will be removed or concealed as a result of the works hereby permitted, shall be photographically recorded and surveyed and the results deposited in an archive to be agreed with the Local Planning Authority.

Reason No such details have been provided at this stage and in accordance with Policies CS19 and CS20 Gravesham Local Plan: Core Strategy (September 2014) and Saved Policy TC3 of the Gravesham Local Plan First Review 1994.

Remedial works to the existing flood defence walls and flood gates

- 9 No development shall commence to the north of West Street until details of remedial works to the existing flood defence walls and flood gates and an operating plan for the use of the flood gates shall be submitted to and approved in writing by the Local Planning Authority. The approved remedial works and operating plan will then be implemented in full from before any other construction work on the part of the site north of West Street commences and continuing until the replacement flood defence works have been completed.

Reason: To prevent an increased risk of flooding to the surrounding built environment during the construction works and in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014) and Section 14 of the National Planning Policy Framework (2023).

Flood Defence Works

- 10 An updated scheme of flood defence works for the design, construction, access to, and maintenance of, the permanent flood defences shall be submitted to and approved in writing by the local planning authority prior to foundation work commencing north of West Street within 16 metres of the River Thames. The scheme of works shall include:
- (a) Demonstrating that the design lifetime of the flood defence structures is no less than 100-years including climate change induced sea level rise, and addressing the lack of future adaptation potential of the section of flood wall that is to be part of a building.
 - (b) An inspection and maintenance and plan for the flood defences.
 - (c) The minimum access space around the flood defence walls being no less than the dimensions shown on the approved drawings.
 - (d) Details showing that the flood defences are designed to be strong enough to serve their purpose for the 100-year lifetime, if the rest of the tower block building was demolished.
 - (e) A replacement flood wall to the West of the West Street tower installed no further riverward than the existing wall, with the ability to inspect the new wall from the river unobstructed.
- The development shall then only proceed in strict accordance with the approved scheme and the scheme works shall be completed before the existing flood defence is removed.

Reason: To minimise the risk of flooding to the development and the surrounding built environment in line with the Thames Estuary 2100 plan, and to prevent encroachment into the River Thames and in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014) and Section 14 of the National Planning Policy Framework (2023).

Flood Defence Boundary

- 11 No development shall commence to the north of West Street until details of boundary treatments including fall prevention features around the base of the tower block building have been submitted to and approved in writing by the Local Planning Authority. The approved details will then be implemented in full prior to first occupation of the West Street tower and retained thereafter.

Reason: To reduce the risk of flooding by enabling inspections and maintenance works to the flood defence wall forming part of the tower block and in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014) and Section 14 of the National Planning Policy Framework (2023).

Remedial Works

- 12 A scheme of remedial works supported by visual and intrusive investigation for the existing walls that the River Thames washes against and around the pier approach shall be submitted to and approved in writing by the Local Planning Authority and be implemented in full prior to the completion of the West Street tower.

Reason To preserve the integrity of the flood defences and to prevent an increased risk of Flooding and in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014) and Section 14 of the National Planning Policy Framework (2023).

Flood Defence Height

- 13 In accordance with the requirements of the Thames Estuary 2100 plan, Works shall be completed to raise the crest of the flood defences, identified on drawing HC-2269-700 (of the response to Environment Agency Comments - Herrington Consultancy Limited Ref: KT/2269/10752_rev1) to a minimum height of 8 metres Above Ordnance Datum before the year 2070. Details shall be submitted to the Local Planning Authority, in consultation with the Environment Agency for approval prior to the implementation of these works, and the works shall be carried out in accordance with the approved details.

Reason: To protect the development for its lifetime and the surrounding built environment from the risk of flooding considering climate change induced sea level rise, in line with the Thames Estuary 2100 plan and in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014) and Section 14 of the National Planning Policy Framework (2023).

As Built Drawings of Flood Defence Works

- 14 'As Built' drawings of the works carried out pursuant to Conditions 10 and 11 shall be provided to the Local Planning Authority and Environment Agency within 3 months of completion of the development.

Reason: For the avoidance of doubt, to facilitate any future intervention and to prevent an increased risk of flooding and in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014) and Section 14 of the National Planning Policy Framework (2023).

Radio Waves

- 15 Prior to the commencement of above ground construction works an assessment of the impacts of the development on radio, television and satellite reception in the vicinity of the site, including appropriate mitigation if necessary, shall be submitted to and approved, in writing, by the Local Planning Authority. Any identified mitigation works shall be carried out in full prior to first occupation of the phase to which the effects relate.

Reason: In the interest of residential amenity by adequately mitigating any adverse effects of the development on the living conditions of nearby residents and in accordance with Policy CS19 of Gravesham Core Strategy (2014).

External Details

- 16 Notwithstanding the details shown in the approved drawings and the Design and Access Statement, no construction works on any element of the pier shall be commenced until fully detailed drawings at a scale (eg 1:20) showing the following external features (where relevant) have been submitted to and approved in writing by the Local Planning Authority:
- a) Cross sections of the pier as existing and proposed to a scale of 1/20;
 - b) Detail drawings (plans sections and elevations) to a scale of 1/10, half or full size of the perimeter of the pier as existing and proposed;
 - c) Details of all external finished surfaces to an appropriate scale in plan and section;
 - d) External lighting proposed layout and details; and
 - e) Details of any soft landscaping.

The development shall thereafter be carried out in accordance with the approved details before the flats hereby permitted are first occupied.

Reason: No such details have been provided at this stage and in accordance with Policies CS19 and CS20 of the Gravesham Local Plan: Core Strategy (September 2014).

Sustainable Surface Water Drainage

- 17 Notwithstanding the details shown on the approved plans and application form, before any above ground works commence within the relevant phase as approved pursuant to Condition 3, details for sustainable surface water drainage shall be submitted to and approved, in writing, by the Local Planning Authority. The detailed drainage scheme submitted shall
- (i) demonstrate that both the rate and volume of run-off leaving the site post-development will be restricted to that of the existing site during any rainfall event (up to and including the climate change adjusted 100yr critical storm)
 - (ii) demonstrate that the existing on-site surface water flow-routes and accumulation points will not be altered in such a way that the development places property at risk from flooding during any rainfall event, up to and including the climate change adjusted critical 100yr storm,
 - (iii) demonstrate that infiltration features are not located on parts of the site where contamination might be present
 - (iii) include a timetable for its implementation on a phase by phase basis , and
 - (iv) include a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.
- The approved sustainable surface water drainage scheme shall thereafter be implemented in full prior to first residential occupation of the development and thereafter maintained and managed in accordance with the approved scheme.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal; to ensure that the development does not contribute to, or is not put at risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants and to ensure ongoing efficacy of the drainage provisions, in accordance with policies CS18 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Foul and surface water sewerage disposal

- 18 Notwithstanding the details shown on the approved plans and application form, before any above ground works commence, details of the proposed means of foul and surface water sewerage disposal shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal; to ensure that the development does not contribute to, or is not put at risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants and to ensure ongoing efficacy of the drainage provisions, in accordance with policies CS18 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

External Facing Materials

- 19 Notwithstanding the details shown on the approved plans and application form, before any above ground works commence within the relevant phase as approved pursuant to Condition 3, additional details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the

development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To protect the visual amenities of the building and the surrounding area and to preserve the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 Gravesham Local Plan: Core Strategy (September 2014) and Saved Policy TC3 of the Gravesham Local Plan First Review 1994.

Crime Prevention Measures

20 Notwithstanding the details shown on the approved plans and application form, before any above ground works commence within each relevant phase as pursuant to condition 3, details of such measures, according to the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED) shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall thereafter be implemented before the development is occupied and thereafter retained.

Reason: To ensure the development protects the environment of the site and its locality generally, in the interest of security, crime prevention and community safety and is in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Noise Mitigation Assessment and Measures Scheme

21 a) Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence, a detailed Noise Mitigation Assessment and Measures Scheme shall set out how the detailed design and construction of the development will ensure compliance with the following requirements:

- i. The internal ambient noise levels in all habitable rooms of the residential dwellings shall not exceed the guideline LAeq values in Table 4 of BS 8233:2014
- ii. The maximum internal noise levels in all habitable rooms should not normally exceed 45dB LAmax more than 10 times per night in accordance with the Professional Practice Guidance on Planning & Noise and the WHO Guidelines for Community Noise.
- iii. 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

Where compliance with these criteria will rely on closed windows, the development must include sufficient and suitable ventilation to affected residential dwellings by means other than opening windows to ensure that the internal noise levels required by the above conditions can be retained all year round.

b) Prior to first occupation of any residential development within the approved development, a suitable post-completion survey demonstrating compliance with (a) shall be submitted to and approved, in writing, by the Local Planning Authority. The details within the approved and verified Scheme shall be maintained for the lifetime of the development.

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

Public Realm / Amenity Management Plan

22 Prior to any part of the approved development being occupied or used and notwithstanding the details shown on the approved plans, a management plan to ensure the long-term management and maintenance of all public realm and other areas with public amenity function within the ownership and/or management of the applicant shall be submitted to and approved, in writing, by the Local Planning Authority. The said management plan shall contain details of a mechanism to ensure that sufficient

resources are made available to provide for the maintenance of the public realm in accordance with the approved strategy for the lifetime of the development. For the avoidance of doubt the said management plan shall include details of the maintenance regime to be applied in relation to:

- (a) Hard and soft landscaping;
- (b) The maintenance of the surface water drainage systems;
- (c) car parking areas and external lighting;
- (d) The cleansing of public areas (including the removal of litter and graffiti); and
- (e) All internal and external internal communal spaces.

The approved management plan shall then be implemented in full prior to any part of the permitted development being occupied or used.

Reason To secure measures for the long term management and maintenance of the public areas to ensure the development is of a satisfactorily high design standard during its lifetime and in accordance with adopted Local Plan Core Strategy Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

Pier Lifesaving Equipment

- 23 Prior to the pier being brought into use full details of riparian lifesaving equipment (such as grab chains, access ladders and life bouys) to be installed along the pier to a standard recommended in the 1991 Hayes Report shall be submitted to and approved in writing by, the Local Planning Authority. The riparian lifesaving equipment shall be implemented in accordance with the approved details.

Reason: For the safety of residents and users of the area and in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

Pier Information Point

- 24 Prior to the pier being brought into use full details of an information point located on the pier (setting out the history of the pier) including installation timetable shall be submitted to and approved, in writing, by the Local Planning Authority. The approved information point details shall be implemented in accordance with the approval details and maintained thereafter.

Reason: No such details have been provided at this stage and accordance with policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

Hard Surface and Boundary Treatments

- 25 Prior to any part of the permitted development within the relevant phase as approved pursuant to Condition 3 being occupied or used and notwithstanding the details shown on the approved plans, a scheme of hard landscaping for that phase shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the details shall include the following:
- proposed boundary treatments,
 - delivery /drop off areas;
 - hard surface finishes to the vehicle parking areas, pedestrian accesses and amenity areas;
 - details of any retaining walls, steps, railings, walls, fencing, gates or other supporting structures;
 - details of the pedestrian access and circulation areas;
- The approved works shall be completed in accordance with the approved details prior to the completion of the development or the first occupation of any of the residential units or opening of the multi-storey car park, whichever is sooner.

Reason: To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents in accordance with Policies CS19 and CS20 Gravesham Local Plan: Core Strategy (September 2014)

Soft Landscaping Scheme

- 26 Prior to any part of the permitted development within the relevant phase (as approved pursuant to condition 3) being occupied or used and notwithstanding the details shown on the approved plans a scheme detailing the proposed soft landscaping for that phase shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of the development. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and species during the next available planting season. For the avoidance of doubt this shall include roof terraces.

Reason: To ensure that the landscaping is maintained in the long term in the interests of the visual amenity of the development, in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Cycle Storage

- 27 Prior to any part of the permitted development being occupied on each phase as approved pursuant to condition 3, or used and notwithstanding the details shown on the approved plans, details of the proposed cycle storage facilities within the relevant phase shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage facilities shall be provided prior to first occupation of the relevant phase of the development and thereafter be retained for such purposes at all times.

Reason: In order to encourage options for sustainable travel in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014) and saved Policy P3 of Gravesham Local Plan First Review (1994).

Electric Vehicle Charging Points

- 28 Prior to the first use of the multi-storey car park hereby approved, details for provision of cabling to enable charging facilities to be installed for electric vehicles for the future occupants of the development and the public shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the first use of the multi-storey car park hereby approved to which the cabling applies.

Reason: To encourage the use of sustainable and more environmentally acceptable modes of transport, and in accordance with Policy CS11, CS18 and CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

Car Parking Management Plan

- 29 Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, a Car Parking Management Plan shall be submitted to and approved, in writing, by the Local Planning Authority. This document should include arrangements for managing the private residential car parking to ensure they are used as efficiently as possible. The car parking serving the

development shall thereafter be managed and operated only in accordance with the approved management plan.

Reason: To ensure the most effective and efficient management of the available private car parking spaces and in accordance with adopted Local Plan Core Strategy Policies CS11 CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

Broadband Fibre Statement

30 Prior to any part of the permitted development being occupied or used, a fibre to premises (FTTP) statement shall have been submitted to and approved by the Local Planning Authority in writing for the installation of a high speed wholly FTTP connection to the development hereby approved, unless otherwise agreed in writing by the local planning authority (where supported by evidence detailing reasonable endeavours to secure the provision of FTTP and alternative provisions that been made in the absence of FTTP). Thereafter, the infrastructure shall be laid out in accordance with the approved details and be available for use on the first occupation of any of the dwellings hereby approved.

Reason: To ensure that the new development in Gravesham is provided with high quality broadband services enhancing Gravesham as an attractive location in accordance with Policy CS19 and CS20 Gravesham Local Plan: Core Strategy (September 2014).

Travel Plan

31 Prior to any part of the permitted development being occupied within each phase (as approved pursuant to condition 3, or first brought into use, and notwithstanding the details shown on the approved plans the applicant shall prepare and submit in writing for the approval of the Local Planning Authority a final Travel Plan generally in accordance with the Framework Travel Plan submitted with this application. The Travel Plan shall include, amongst other things, the appointment of a Travel Plan Co-ordinator and the plan shall be monitored at yearly intervals. The measures approved in the Travel Plan shall thereafter be implemented in accordance with the approved details or any changes subsequently made under its monitoring review process.

Reason: In accordance with adopted Local Plan Core Strategy Policy CS11 of the Gravesham Local Plan: Core Strategy (September 2014).

Allocation and safeguarding of parking spaces

32 Prior to any part of the permitted development being occupied or used and notwithstanding the details shown on the approved plans, a Strategy for the allocation and safeguarding of parking spaces for the occupiers of the development has been submitted to and approved in writing by the Local Planning Authority. The approved Strategy and its measures to safeguard the use of the spaces shall be implemented and maintained thereafter.

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

External Lighting

33 Prior to any part of the permitted development being occupied or used within the relevant phase as approved pursuant to Condition 3, and notwithstanding the details shown on the approved plans, details of all proposed external lighting within that phase shall be submitted to and approved, in writing, by the Local Planning Authority. The development

in that phase shall thereafter be carried out and maintained in accordance with these approved details and no additional external lighting shall be provided on the site.

Reason: In order to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting and in accordance Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Refuse Arrangements

34 Prior to the first occupation or use of the development within the relevant phase as approved pursuant to Condition 3, hereby approved, details of the refuse arrangements within that phase shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste and security arrangements for the refuse stores. The approved refuse facilities and arrangements shall be provided prior to first occupation or use of that phase of the development and thereafter be retained for such purposes at all times. For the avoidance of doubt this includes the refuse facilities and arrangements for both the residential and commercial elements of this permission.

Reason: In order to ensure the development is served by a suitable refuse storage area in the interest of amenity and in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Details of balconies and balustrades

35 Prior to the first occupation of the apartments hereby approved within the relevant phase as approved pursuant to condition 3 and notwithstanding the details shown on the approved plans details of the balconies and balustrades for the development shall submitted to and approved in writing by the Local Planning Authority. The details of the balcony shall include information on how future occupiers will have sufficient privacy when using the balconies and to protect the privacy of surrounding properties. The approved details shall be provided prior to first occupation of that phase within the development and thereafter be retained for such purposes at all times.

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

Bat/Bird roosting opportunities

36 Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, a scheme for providing bat/bird roosting opportunities at the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of the residential units or commercial uses.

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

Deliveries and servicing for commercial/residential

37 Prior to any part of the permitted development being occupied or used and notwithstanding the details shown on the approved plans and supporting documents, details and arrangements for deliveries and servicing the proposed development shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be implemented as approved unless otherwise agreed in writing. The servicing strategy shall include the following:

- (a) Details for the servicing of the residential and office floorspace to be provided as part of the development, to have regard to the phased delivery of the development and interim arrangements required until such time as the whole development is built out and operating;
- (b) Details as to how existing properties will be serviced during the construction of the development and once it has been built out (if this differs).

Reason: To ensure acceptable delivery and servicing arrangements to enable the efficient operation of the development and to minimise any potential impacts on the road network and existing properties and businesses and in accordance with adopted Local Plan Core Strategy Policy CS12 of the Gravesham Local Plan: Core Strategy (September 2014).

Flood Warning and Evacuation Plan

- 38 Prior to development being brought into use or the apartments being occupied, details of the Flood Warning and Evacuation Plan shall be provided to the Local Planning Authority for approval. The approved Flood Warning and Evacuation Plan shall thereafter be implemented thereafter at all times.

Reason: To reduce the risk to human life during a flood event and in accordance with adopted Local Plan Core Strategy Policies CS18 and CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

Plant Equipment

- 39 Notwithstanding the details shown on the approved plans and application form, prior to the installation of any external plant and servicing equipment, details of those services and plant systems, including roof top plant, lift overruns and solar PV or solar thermal equipment 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. Those 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 and retained thereafter.

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

Dishes/telecommunication

- 40 No satellite antenna, apparatus or plant of any sort (including structures or plant in connection with the use of telecommunication systems or any electronic communications apparatus) shall be erected on the site or upon any roof or wall of any of the buildings hereby approved.

Reason: In the interests of the visual amenity of the development and in accordance with adopted Local Plan Core Strategy Policy CS12 of the Gravesham Local Plan: Core Strategy (September 2014).

Solar Panels

- 41 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order) no solar PV or solar thermal equipment shall be installed on any building hereby approved.

Reason: In the interests of the visual amenity of the development and in accordance with adopted Local Plan Core Strategy Policies CS12, CS19 and CS20 of the Gravesham Local Plan: Core Strategy (September 2014).

Noise from Commercial uses

- 42 The rating level of the noise emitted from any plant or equipment associated with the commercial uses within the approved development shall not exceed existing background (LA90) when measured 1m from the nearest noise sensitive façade. The measurements and assessments shall be made according to BS4142:2014.

Reason: To safeguard human health and the natural environment, in accordance with adopted Local Plan Core Strategy Policy CS12 of the Gravesham Local Plan: Core Strategy (September 2014).

Additional Structures on the Pier

- 43 No additional structures beyond those set out within the development hereby approved (including temporary structures) shall be erected on the pier without the prior approval in writing of the Local Planning Authority.

Reason: In order to control the use of the pier and in accordance with adopted Local Plan Core Strategy Policies CS12 and CS20 of the Gravesham Local Plan: Core Strategy (September 2014).

Class E Office Use

- 44 Notwithstanding the details shown on the approved plans and supporting documents, the 8 units approved upon the pier shall be used only for purposes falling within Use Class E (office), as defined by the Town and Country Planning (Use Classes) Order 1987, as amended, or any equivalent Order that may subsequently amend or replace it.

Reason: In order that any alternative use of the office space may be the subject of a separate planning application which the Local Planning Authority would wish to determine on its individual merits and in accordance with adopted Local Plan Core Strategy Policies CS07 and CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

Café Use

- 45 The cafe space shown on Drawing No.18.137.400.00 shall be used only for purposes falling within Use Class E (café), as defined by the Town and Country Planning (Use Classes) Order 1987, as amended, or any equivalent Order that may subsequently amend or replace it.

Reason: In order that any alternative use of the Café may be the subject of a separate planning application which the Local Planning Authority would wish to determine on its individual merits and in accordance with adopted Local Plan Core Strategy Policies CS07 and CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

Obscure Glazing

- 446 Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, a schedule and details of all windows within the development to be obscure glazed (and where applicable fixed shut) shall be submitted to and approved, in writing, by the Local Planning Authority. For the avoidance of doubt any obscure windows shall be glazed with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) and shall be permanently retained as such. The development shall thereafter be occupied only in accordance with approved schedule and details.

Reason: To protect the amenity and privacy of adjoining properties and in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

Opening hours of café

47 The café within the development hereby approved shall be open to customers only between 07:00 and 22:00 on Sunday to Thursday and between 07:00 and 23:00 on Fridays and Saturdays.

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).

Opening hours of Class E Office

48 The Class E (office) use within the development hereby approved shall be used only between 07:00 and 22:00 on Sunday to Thursday and between 07:00 and 23:00 on Fridays and Saturdays.

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

INFORMATIVES:-

1 ADVISORY NOTE

Please note that Condition 4 of 20191122 (as amended by 20230155) has been discharged for Phase 1 (Stuart Road) under planning reference 20230224 (condition 3 of this application).

2 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2023, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

3 SOUTHERN WATER

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Please read their New Connections Services Charging Arrangements documents which has now been published and is available to read on their website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

4 KENT COUNTY COUNCIL HIGHWAYS AND TRANSPORTATION

It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Information about how to clarify the highway boundary can be found at <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

5 BUILDING REGULATIONS AND PARTY WALL ACT

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

6 PORT OF LONDON AUTHORITY

The applicant is advised of the need for a river works licence for any works in, on or over the River Thames, this includes any works to the pier, river wall, outfalls (if proposed) and/or any crane oversailing. The applicant is advised to contact the PLA's Licensing Department to discuss this matter further (lic.app@pla.co.uk).

7 COMMERCIAL REFUSE ARRANGEMENTS

Storage facilities provided shall be of sufficient capacity having regard to the quantity of waste produced and the frequency of waste collection. All waste shall be removed from site on a regular basis by a licensed waste carrier and disposed of at a licensed waste disposal site.

Compliance with the Environmental Protection Act 1990 "Duty of Care" is essential. Advice on Solid Waste Management can be obtained from Waste Services on [01474] 337533.

8 ENVIRONMENT AGENCY

The applicant should be aware that the Environment Agency has legal powers of entry for land within 15 metres of a tidal flood defence and appropriate measures should be taken to ensure the Environment Agency can inspect the flood defences at short notice.

Secondly you will require the appropriate Environment Agency permit as the development falls within the following criteria:

- on or near a main river;
- on or near a flood defence structure; and
- in a flood plain.

Further details relating to permits can be found online at <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

Dated: 14 March 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Ms Tava Walton
AD Planning

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For all other applications, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- **For further information regarding Appeals and to make an application please click the relevant link:**
<https://www.gov.uk/appeal-householder-planning-decision>
<https://www.gov.uk/appeal-planning-decision>
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

***Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

PURCHASE NOTICES

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is

situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.