



Delegated Report

Submission of Details to Discharge Conditions

Planning Application No: 20250368

Location: 12 Campbell Road Gravesend Kent DA11 0JY

Description: Application for approval of condition 4, 5 and 6 attached to planning permission reference number 20240949 relating to a Biodiversity Enhancement Plan including details of how the development will enhance biodiversity through the inclusion of ecological enhancement features within the buildings and site, a scheme detailing the provision for 3 additional cycle parking spaces and full details of the refuse storage and collection arrangements.

Applicant: Mr James Marsh

Submitted Documents/Plans

Application Form
2027.P.01 D – HMO Plans and Elevations
2027.P.02 – Cycles Storage and Bins Enclosure Plans and Elevations
Biodiversity Cover Letter

Relevant Planning History

Reference	Description	Decision	Decision Date
20240949	Erection of a two-storey side extension and change of use from a 3 person HMO to a 7 person HMO.	Permitted	31.01.25

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS14 – Housing Types and Sizes
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 – Design and Development Principle

Gravesham Local Plan: First Review (1994)

- H5 – Increasing the Housing Stock by the Conversion of Existing Buildings
- H6 (iii) – Provision to Meet Special Housing Needs
- T1 – Impact of Development on the Highway Network
- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to

assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 5 – Delivering a Sufficient Supply of Homes
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 – Residential Layout Guidelines (2020).
- SPG4 – KCC Parking Standards (2006).
- Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – nationally described space standard (2015);
- Landscape Character Assessment (2009)
- Design for Gravesham: Design Code (2024)

Consultations, Publicity and Representations

Consultees

GBC Waste and Refuse

I have reviewed the planning application and confirm that I am happy with the refuse storage details.

KCC Biodiversity

Condition 4 states: Within 3 months of commencement of works a Biodiversity Enhancement Plan including details of how the development will enhance biodiversity through the inclusion of ecological enhancement features within the buildings and site. The approved measures will be implemented and retained thereafter.

The letter has detailed that the following will be implemented within the site:

- 1 swift box
- 1 bat box
- 1 bee brick

Due to the size of the site we agree this is sufficient to meet the requirements of the condition.

However, in advance of the condition being discharge we advise that a plan is submitted confirming the location of the enhancement features.

Neighbouring properties

Neighbour consultation is not required for this type of application. Nonetheless, one neighbour comment was submitted objecting to the details.

Summary of objection:

- The extension will impact emergency access and access to recently granted residential development.
- The scheme would add more congestion in the immediate area and risk to pedestrians.

Officer Note: The scheme has already been approved. This application seeks to discharge conditions relating to Biodiversity Enhancement, Cycle Provision and Refuse details and parking matters were assessed under the original application which was approved.

Officer's Analysis

This application seeks approval of details submitted to discharge condition 4, 5 and 6 of planning reference 20240949.

Condition 4

The wording of Condition 4 is as follows:

Within 3 months of commencement of works a Biodiversity Enhancement Plan including details of how the development will enhance biodiversity through the inclusion of ecological enhancement features within the buildings and site. The approved measures will be implemented and retained thereafter.

Reason: In the interests of visual and residential amenity and to protect and enhance existing species and habitat on the site in the future in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (2014) and Paragraph 193 of the National Planning Policy Framework (2024).

In order to address the above condition, three forms of biodiversity enhancement measures have been proposed, being;

- Swift Nest Box;
- Beaumaris Woodstone Batbox; and
- Concrete Bee Brick.

KCC Biodiversity have been consulted on these details and agree they are satisfactory. Further details were requested regarding the location of the enhancement measures, but these have already been identified on drawing no. 2027.P.01 Rev D and are considered satisfactory.

The details submitted in relation to condition 4 are satisfactory and the condition can be discharged.

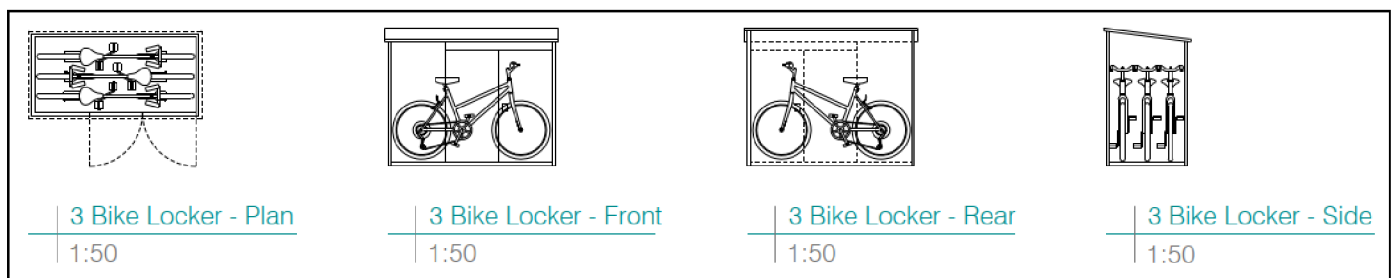
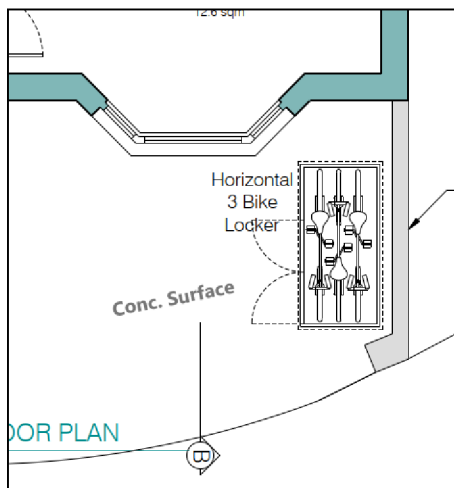
Condition 5

The wording of Condition 5 is as follows:

Prior to above ground works, a scheme detailing the provision for 3 additional cycle parking spaces shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall then be constructed in accordance with these approved details and completed, in its entirety, prior to first occupation of the development. Thereafter the cycle parking shall be retained.

Reason: In order to ensure an acceptable levels of cycle parking provision, in accordance with adopted policies T1 and P3 of the Local Plan First Review 1994 and Policies CS11 and CS19 of the Core Strategy 2014.

The details submitted with the application show three secure cycle spaces located to the front of the site;



This is considered satisfactory and condition 5 can be discharged.

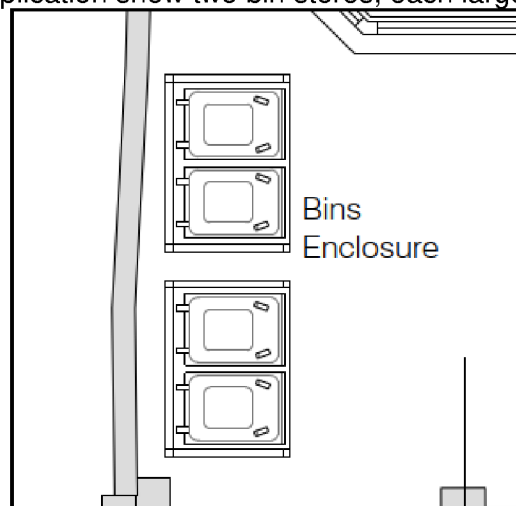
Condition 6

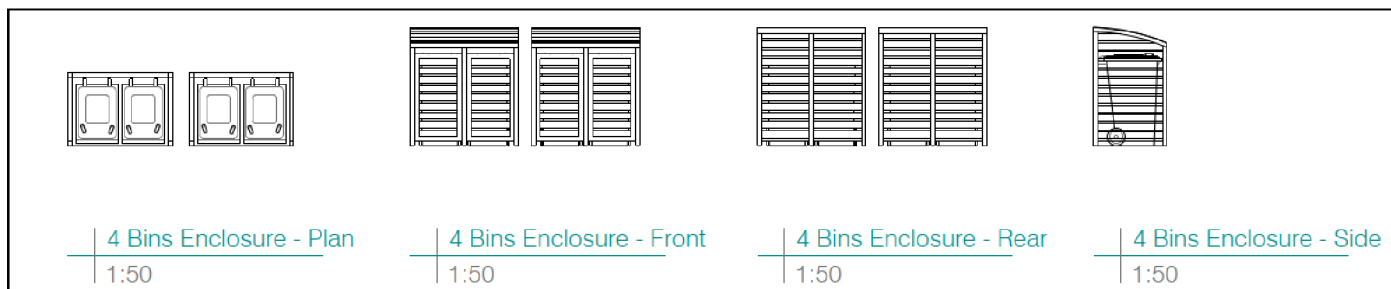
The wording of Condition 6 is as follows:

Prior to above ground works, full details of the refuse storage and collection arrangements shall be submitted to and approved in writing by the Local Planning Authority. The details as approved pursuant to this condition shall be provided/put in place prior to the first use of the development as hereby approved and shall thereafter be maintained in accordance with the details approved pursuant to this condition.

Reason: To safeguard the amenities of occupiers of adjoining and nearby residential properties and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

The details submitted with the application show two bin stores, each large enough for two wheely bins;





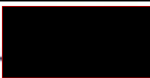
This has been confirmed as satisfactory by GBC Waste and Refuse and condition 6 can be discharged.

Conclusion

Sufficient information has been submitted with this application to enable conditions 4, 5 and 6 of planning approval 20240949 to be discharged.

Recommendation

Approval of conditions 4, 5 and 6 of 20240949.

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	30th May 2025	Dated:	06 June 2025