

15th February 2024

Planning and Development
Dover District Council
White Cliffs Business Park
Dover
Kent
CT16 3PJ

Dear Sir/Madam,

RE: DISCHARGE OF CONDITION NO.10 OF PLANNING PERMISSION REF. 22/00781 – 24 GRANVILLE STREET, DOVER

Please find enclosed an application for the discharge of condition no. 10 of planning permission ref. 22/00781. The relevant permission relates to the former Halfords at Granville Street and a change of use to enable the unit to be used as a gym, together with external alterations. Condition no. 10 relates to external lighting and states that, prior to the commencement of relevant works, details of external lighting shall be submitted to and approved by the local planning authority.

The applicant, Pure Gym Limited, began trading from the site in September 2023. As part of its refurbishment of the unit, external lighting was installed to the rear elevation. This was associated with the rear fire exit and was intended to operate in emergency situations to provide lighting to the escape route to Granville Street. However, this lighting was fitted with sensors and has been activated in non-emergency situations resulting in complaints from neighbouring residents.

Further to discussions with the District Council, it is apparent that this lighting was installed without discharging condition no. 10 and this application seeks to regularise these matters. In doing so, it seeks to retain the exiting emergency lighting to the rear elevation but removes the previously installed sensors. Consequently, the lighting (which, as explained above, is required to provide safe means of escape) will now only be activated in emergency situations. It will not otherwise be operational. Given that the lighting will only operate in emergency situations, it is not considered that this will have any unacceptable impacts on amenities.

This application is supported by drawing no. FN_PG_DOV_E05 which provides details of the external lighting in terms of position, size, specifications and levels of illuminance. We note that at 13w the levels of illuminance are low.

We trust that this provides sufficient information to discharge this planning condition and look forward to hearing from you shortly. If you have any queries or require any further information, then please don't hesitate to contact me.

Yours sincerely,



JONATHAN WADCOCK
Director