



Delegated Report

Discharge of Conditions Application

Application No:	20250096
Location:	Universal Food Centre 4-5 Milton Road Gravesend Kent DA12 2RE
Description:	Application for the part approval of conditions 3,5 and 6 attached to planning reference number 20240471 relating to details of all external joinery (3), samples and detailed specifications of external materials (5) and full details of the shopfront including sections and the lighting details (6).
Applicant:	Mr. Ramandeep Singh Do Sanjh

Submitted Documents/Plans

- Application Form – dated 26 November 2024.
- Drawing no. 01 Proposed Floor Plan and Elevations.
- Drawing no. 02 Proposed Elevations.
- Drawing no. 03 Proposed Shop Front Plan and Elevation.
- Drawing no. 04 Proposed Shopfront Details.
- Drawing no. 05 Proposed Section and Lighting Details.

Relevant Planning History

The most relevant planning history relating to this submission is summarised below:

Reference	Description	Decision	Decision Date
20240471	Alterations to the front entrance door on ground floor and rear dormers along with internal alterations above shop to create a four bedroom HMO.	Permitted	20.12.2024

Consultations, Publicity and Representations

GBC Conservation Officer

The details are unacceptable. They do not replicate the existing shop front details and are not to the required scale. The dormer windows are not correctly drawn and do not match the existing. They need to be properly surveyed and dimensioned. The roof tiles are unacceptable and should be natural clay peg tiles – Keymer or similar. Further information is required on the lighting as insufficient detail has been submitted – large scale drawings, manufacturers details.

Officer's Analysis

This is an application for the approval of conditions attached to planning permission reference number 20240471, relating to:

- Details of all external joinery (3)
- Samples and detailed specifications of any external materials (5)
- Full details of the shopfront including sections and the lighting details (6).

Condition 3

Condition 3 states the following:

Prior to the commencement of the development hereby permitted, details of all external joinery, windows and doors, including their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:10 scale, and ½ or full size, shall be submitted to and agreed in writing by the Local Planning Authority. These shall be of a timber construction only and the works shall be carried out only in accordance with the agreed window and door details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the non-designated heritage asset and adjacent Listed Buildings in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014).

The submitted details relating to this condition are shown on the following drawings:

- Drawing no. 01 Proposed Floor Plan and Elevations.
- Drawing no. 02 Proposed Elevations.
- Drawing no. 03 Proposed Shop Front Plan and Elevation.
- Drawing no. 04 Proposed Shopfront Details.
- Drawing no. 05 Proposed Section and Lighting Details.

In response to the details submitted pursuant to this condition, the Council's Conservation Officer has commented as follows:

The details are unacceptable. They do not replicate the existing shop front details and are not to the required scale. The dormer windows are not correctly drawn and do not match the existing. They need to be properly surveyed and dimensioned.

The details of external joinery that have been submitted are limited. The condition requires details of the "design, specification, method of opening, method of fixing and finish, in the form of drawings and sections no less than 1:10 scale, and ½ or full size". The submitted information relating to the doors, dormer windows and replacement upper floor windows does not include sections as required by condition 3. In addition, details of specification, method of opening, method of fixing and finish have either not been provided or are minimal.

The design of the windows is shown on the proposed elevational drawings of the building. However, as commented by the Conservation Officer, the dormer windows "are not correctly drawn and do not match the existing".

Although details of the shopfront, including sections, have been provided, the Conservation Officer has commented that the submitted details "do not replicate the existing shop front details and are not to the required scale". Indeed, although the condition requires "sections of no less than 1:10 scale, and ½ or full size" the section shown on drawing no. 05 has been drawn to a scale of 1:20.

In light of these considerations, the submitted details are not considered acceptable and condition 3 of planning permission 20240471 cannot be discharged.

Condition 5

Condition 5 states the following:

Notwithstanding the details included on the application form and approved plans, prior to above ground works, samples and detailed specifications of any external materials to be used on the works

hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed materials.

Reason: To preserve the special architectural and historic interest of the non-designated heritage asset and adjacent Listed Buildings in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014).

The submitted details relating to this condition are shown on the following drawings:

- Drawing no. 01 Proposed Floor Plan and Elevations.
- Drawing no. 02 Proposed Elevations.
- Drawing no. 03 Proposed Shop Front Plan and Elevation.

These drawings indicate the proposed external materials to be used. These include “Monocouche Render (Bright White)” on the first floor front elevation and “Redland Rosemary Clay Plain Roof Tiles Red Classic To Match Existing”. In response to the submitted details, the Conservation Officer has commented as follows:

The roof tiles are unacceptable and should be natural clay peg tiles – Keymer or similar.

As the proposed roof tiles are inappropriate, the submitted details are not considered acceptable and condition 5 of planning permission 20240471 cannot be discharged.

Condition 6

Condition 6 states the following:

Notwithstanding the details included on the application form and approved plans, prior to installation full details of the shopfront including sections and the lighting details shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: To preserve the special architectural and historic interest of the non-designated heritage asset and adjacent Listed Buildings in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014).

The submitted details relating to this condition are shown on the following drawings:

- Drawing no. 05 Proposed Section and Lighting Details.

The submitted details relating to the proposed lighting are also limited. In response to these details, the Conservation Officer has commented as follows:

Further information is required on the lighting as insufficient detail has been submitted – large scale drawings, manufacturers details.

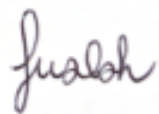
As the information relating to the proposed lighting is insufficient, the submitted details are not considered acceptable and condition 6 of planning permission 20240471 cannot be discharged.

Conclusion

The details submitted in relation to condition nos. 3, 5 & 6 of planning approval 20240471 would not preserve the architectural or historic interest of this non designated heritage asset and would also fail to preserve the character or appearance of the King Street Conservation Area. As such, the proposed details are contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 of the Gravesham Local Plan First Review (1994) and section 16 of the National Planning Policy Framework (2024).

Recommendation

Refusal of details.

Case Officer:	Mr Gary Edwards	Team Leader:	Mrs Faye Walsh
Signed:	<i>G. Edwards</i>	Signed:	
Dated:	24 March 2025	Dated:	27 March 2025