

Delegated Report

Approval of Details Application

Application no: 20250022

Location: The Barn East Court Farm Church Lane Gravesend

Description: Application for the approval of condition 3 (External Materials) attached to planning permission reference number 20210846.

Applicant: Mr Harwinder Singh

Site Visit Date: N/A

The application site is one half of a former threshing barn with the barn having been converted into two dwellings (The Barn which comprises the northern half of the former barn building and The Granary, which comprises the southern half of the former agricultural building) following a planning permission and listed building consent granted in January 2017 (refs 20151207 and 20160336), and as subsequently amended, both dwellings now occupied. The former barn was part of East Court Farm which originally comprised a quadrangle of a number of redundant farm buildings adjacent to East Court Manor (Farmhouse) which is a Grade II listed building. The threshing barn is therefore a curtilage listed building to the main East Court Manor

Planning permission was granted under application ref. 20210846 on 14 October 2021 for erection of a two storey extension connected to the main dwelling by a glazed link to be used as ancillary to the main dwelling. This was subject to a number of conditions including no. 3 which this application seeks to discharge. Listed Building Consent was subsequently granted for the development on 23.05.2022 under application ref. 20220330.

Condition 3 is:

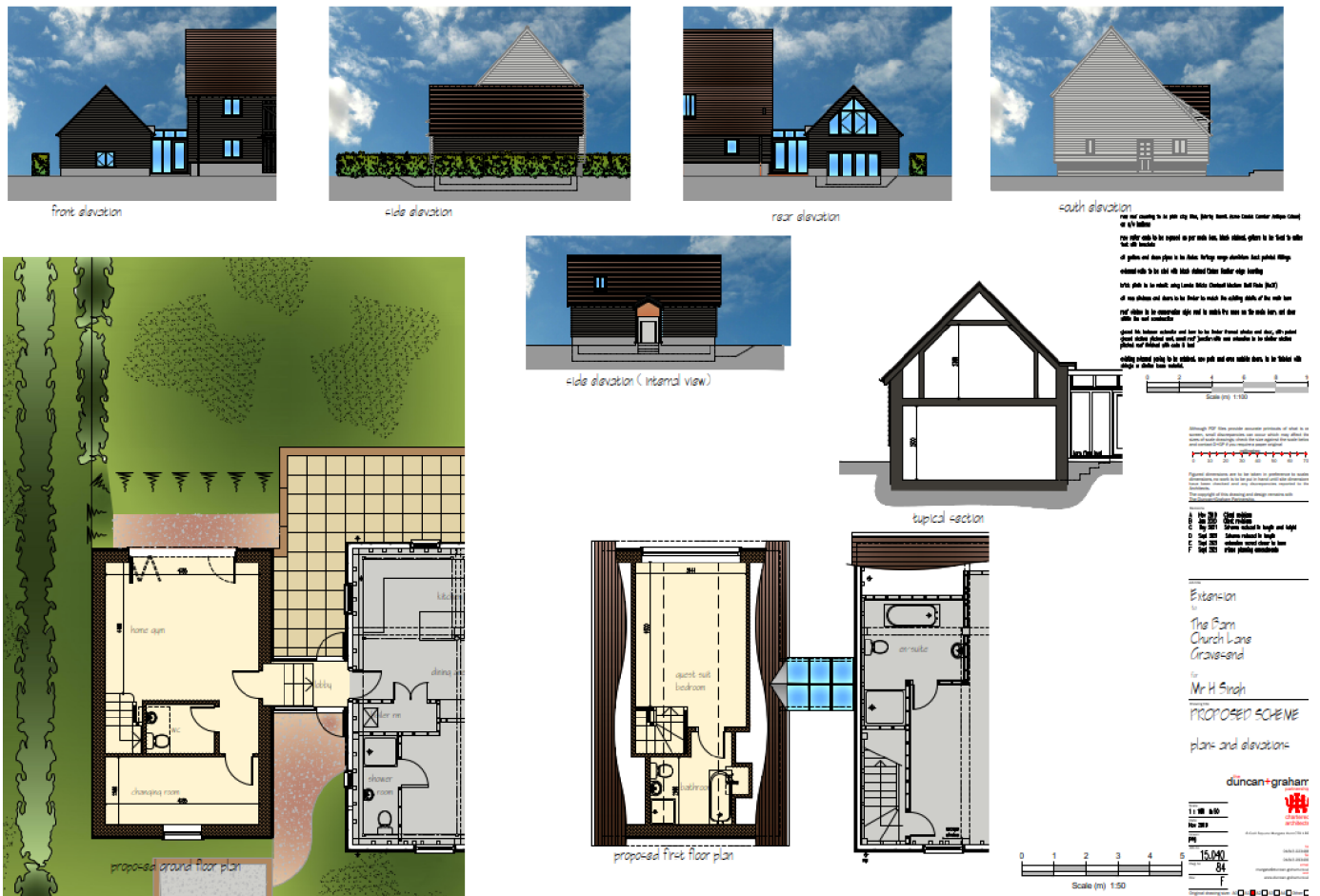
No above ground works shall commence until details or samples of the materials to be used in the construction of the external surfaces of the building hereby permitted, including those of any proposed doors and windows have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details or samples.

Reason *In the interests of visual amenity and in the interests of the character and appearance of the site which is located adjacent to a Grade II listed building and curtilage listed buildings and in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy TC2 of the Gravesham Local Plan First Review 1994.*

The information which has been submitted in pursuance of condition 3 is as follows:

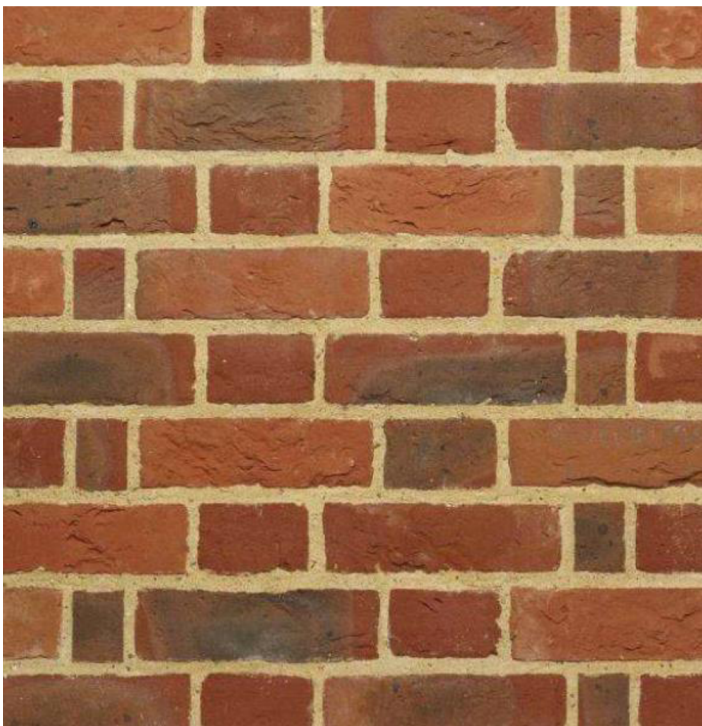
- Application form;
- Photos of External Materials.

For reason of reference the approved plans and elevations are:



The proposed materials are:

Brick – Lambs Chartwell Blended Multi Stocks



These would be on the lower base of the two storey extension and are considered an acceptable brick to match the brick base on the main barn.

Tiles – Marley Acme Double Camber Plain Roof Tiles



This clay tile in Antique colour which is a red tone is considered a suitable match for the tiles on the main barn.

Windows – Purpose made timber windows double glazed, flush casement – black stained



Whilst double glazing is not acceptable in listed buildings, in this case this is an extension which is separated from the main curtilage listed barn with a glazed link building connecting the two. On this occasion therefore, given the separate nature of the extension it is considered that the use of timber double glazing would be acceptable. The windows would be black stained to match the black weatherboarding.

Doors – In extension a purpose made 44mm insulated core, timber door and in the glazed link a fully glazed door



The timber door is a suitable material and the fully glazed door is acceptable in the glazed link.

Rainwater goods – Aluminium

Whilst cast iron would normally be expected for listed buildings, given that in this case the rainwater goods would be on a modern extension building which is separate from the main barn then aluminium is considered acceptable.



Feather edge boarding – Timber black



This would match the black weatherboarding on the main barn and is therefore sympathetic.

Glazing – Aluminium T bars double glazed in black



There is a large amount of glazing in glazed link and the rear elevation of the extension building. This is shown to be aluminium double glazed. As this is a modern style glazed link building in order to be a subtle and light weight as possible then the use of aluminium double glazing is considered acceptable. Similarly for the areas of glazing in the extension, as this a modern extension which is separate from the main barn the use of aluminium double glazing is considered acceptable.

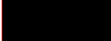
Conclusion

The proposed materials are considered acceptable and it is considered that condition 3 attached to planning permission reference number 20210846 can be discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	7th March 2025	Dated:	7th March 2025