

Delegated Report

Planning Application

Application no: 20230746

Location: East Court Manor Church Lane Gravesend Kent

Description: Application for approval of conditions 3, 4, 5 and 7 attached to listed building reference number 20230322 relating to details of their material, 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, samples or detailed specifications of the new roof tiles/slates, samples of all new bricks/stone to be used in the works and samples or detailed specifications of all rainwater goods (including the method of fixing).

Applicant: Harbinder Bhandal

Site Visit Date: N/A

Listed Building Consent was granted for 'the retention of insulation and new plaster and rebuilding rear outhouse; replacement of 3 no. uPVC dormer windows with purpose made timber dormers and pitched roofs; installation of dormer window to the south elevation; internal and external alterations and renewal of electrical and plumbing services; installation of new kitchen, utility room and bathrooms; installation of external lighting (wall-mounted and free-standing) and CCTV camera; conversion of part of outbuilding to plant room and re-roofing outbuilding; construction of entrance gates to Church Lane; reconstruction of garden wall to accommodate mature lime tree' on 14 June 2023 under application reference 20230746. This was subject to a number of conditions including nos. 3, 4, 5 and 7 which this application seeks to discharge.

Consultations

GBC Conservation Officer

The detail submitted is sufficient.

Analysis

Condition 3

Condition 3 is as follows:

Before the dormer windows, windows and doors hereby granted consent are installed, details of their material, 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. The works shall be carried out only in accordance with the agreed dormer window, 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 listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

Procedural matters regarding condition 3:

It should be noted that the agent had stated on the application form that they were applying for part discharge of condition 3 but on further communication with the agent it is apparent that in fact condition 3 does not request all joinery details just those relating to the dormer windows, windows and doors which is what the agent has submitted in this application so there is therefore no need for part discharge and the reference to the word 'part' therefore has been removed from the description.

The information submitted in reference to condition 3 is:

- Covering Letter;
- Drawing no. ECM/0123/03 Rev. B – Floor Plans as proposed;
- Drawing no. ECM/0123/04 Rev. A – Elevations as proposed;
- Door & Window Furniture Schedule;
- Drawing no. ECM/0123/11 – Casement window detail GFW5;
- Drawing no. ECM/0123/12 – Sash window details;
- Drawing no. ECM/0123/13 – Dormer window details D1, 2 & 3;
- Drawing no. ECM/0123/10 – Half glazed door detail GFD2.

The information submitted is clear and concise with the floor and elevation drawings marked up to correspond with the joinery details with further information being provided in the door and window schedule. The details provided show sympathetic and authentic windows in the form of traditional timber windows which would respect the architectural and historic interest of this listed building. The detail for the half glazed door is also considered acceptable. The Conservation Officer raises no objections.

It is therefore considered that condition 3 can be discharged.

Condition 4

Condition 4 is as follows:

Before the roof repairs hereby granted consent are undertaken, samples or detailed specifications of the new roof tiles/slates, which shall be natural slates/plain clay tiles, 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 and the agreed timetable in condition 2.

Reason: *To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.*

The information submitted in reference to condition 4 is:

- Covering Letter

The covering letter advises that the salvaged peg and concrete tiles from the utility room roof will be re-used which is considered acceptable. Any deficiencies would be made up with hand-made clay peg tiles or new clay peg tiles by Spicer Tiles which would be in a blend of colours: 5% dark antique, 25% medium antique and 70% red antique and that this will be the same for the dormer windows. These tiles as shown in the weblink provided are as follows:



Dark Antique Peg Roof Tiles



Medium Antique Peg Roof Tiles



Red Antique Peg Roof Tiles

The clay tiles proposed are in a suitable colour and mix and they are considered sympathetic and authentic to this listed building; the bonnet hips and hogsback ridge tiles will also be hand-made clay tiles by Spicer Tiles. The tiles are therefore considered acceptable; the Conservation Officer raises no objections.

Overall therefore it is considered that condition 4 can be discharged.

Condition 5

Condition 5 is as follows:

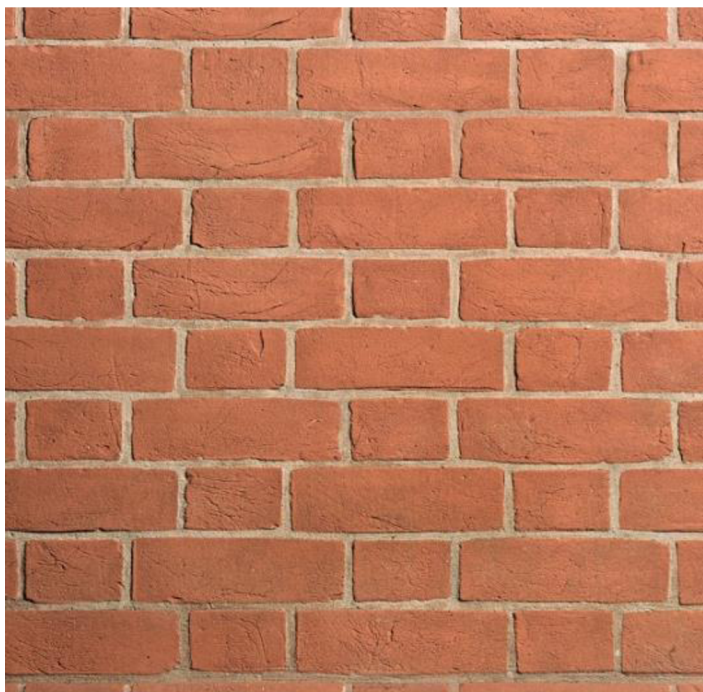
Before any bricks/stone are laid, samples of all new bricks/stone to be used in the works hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed brick/stone details.

Reason: *To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.*

The information submitted in reference to condition 5 is:

- Covering Letter

The covering letter from the agent states that they trust details rather than physical samples will be acceptable. They advise that the bricks are to be handmade imperial red stock bricks manufactured by WT Lamb Ref C01, C02 & C03 randomly mixed in equal proportions and a weblink is given. This shows the bricks are as follows:



Lambs handmade bricks are a very sympathetic and authentic choice and are most welcome for this listed building.

The threshold beneath door GFD2 and the sub-cill beneath GFW 5 are to be in York stone which again is an extremely sympathetic natural material for the thresholds of the doors and is most welcome and sympathetic to this listed building.

It is considered details are acceptable as opposed to actual samples on this occasion. The details are considered acceptable and the Conservation Officer raises no objections. It is considered that condition 5 can be discharged.

Condition 7

Condition 7 is as follows:

Before the rainwater goods hereby granted consent are installed, samples or detailed specifications of all rainwater goods (including the method of fixing) 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 rainwater goods details.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

The information submitted in reference to condition 7 is:

- Covering Letter

The covering letter states that the existing cast iron rainwater goods are to be refurbished which is welcome. It states that where any new cast iron rainwater goods are to be fitted they are to be the Apex Heritage Range (weblink given). The downpipes will be 100mm or 112mm diameter half round gutters and 63mm diameter downpipes that will have ears and will be secured to walls using pipe nails driven into hardwood dowels; the downpipes will be fitted with shoes at their base. The use of cast iron is most welcome and is a sympathetic and authentic choice for this listed building; the method and type of fixings is also acceptable. The details are considered acceptable and therefore are no objections from the Conservation Officer. It is considered that condition 7 can be discharged.

Conclusion

It is considered that sufficient information has been submitted to discharge condition nos. 3, 4, 5 and 7 attached to listed building reference number 20230322.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	7th September 2023	Dated:	7th September 2023