

Delegated Report

Householder Planning Application

Planning Application No: 20211425

Location: Garage Block And Part Of Amenity Space Adjacent To Constable Road
And Rembrandt Drive Northfleet Gravesend

Description: Application for the approval of condition 5 attached to planning permission
reference no. 20190833 relating to the external materials (Cembrit Roof
slate in Graphite).

Applicant: Mr Simon Doherty, Gravesham Borough Council

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application form;
Roof Slate – Westerland (Graphite);
Drawing No. A50100 Rev C1 – External Materials;
Drawing No.A10011 Rev P2 – Site B – External Works; and
Drawing No.A10010 Rev P1 – Site A External Works.

Procedural Issues

Condition 5 has been previously discharged by application 20210662. However, due to a shortage of roof tiles the applicant has reapplied to discharge condition 5 with the previous materials apart from new roof tiles which can now be sourced.

Relevant Planning History

20190833 – Demolition of 6 garages on Rembrandt Drive and erection of a 1no. one bedroom bungalow and erection of a terrace of 6no one bedroom bungalows along Constable Road with associated off street car parking and improvements to existing children's playground and amenity space adjacent to Constable Road. **Permitted 06.02.2020**

20210662 - Application for approval of conditions, 5, 6, 8 and 10 attached to planning permission reference number 20190833 relating to details of (5) external facing materials, (6) hard landscaping scheme, (8) vehicle parking areas and (10) Refuse arrangements. **Permitted 02.11.2021**

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Officer's Analysis

Condition 5 – Materials

Notwithstanding the details shown on the approved plans and application form before any above ground works commence, additional details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

The following information has been submitted to discharge condition 5;

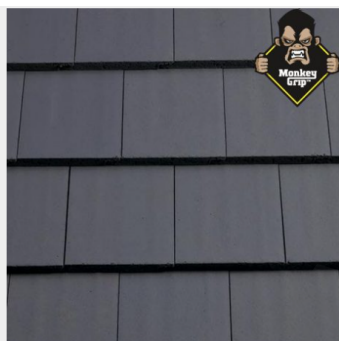
Drawing No. A50100 Rev C1 – External Materials

Drawing No.A10011 Rev P2 – Site B – External Works

Drawing No.A10010 Rev P1 – Site A External Works

Roof Slate – Westerland (Graphite)

The only change from the 20210662 application is the roof tile; the approved roof tile is Wienerberger Calderdale Edge - Light Grey as shown below.



The new tile is Cembrit Roof slate in Graphite which is acceptable (approved tile not available) which is shown below.



Graphite

The materials proposed are deemed acceptable and no further information is required. An informative will be included to make reference that the approved roof tile is now Cembrit Roof slate in Graphite.

Discharge Condition 5

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to planning approval 20190833 for the demolition of 6 garages on Rembrandt Drive and erection of a 1no. one bedroom bungalow and erection of a terrace of 6no one bedroom bungalows along Constable Road with associated off street car parking and improvements to existing children's playground and amenity space adjacent to Constable Road and it is considered that conditions 5 can be discharged.

Recommendation

Approval of Details

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	23rd November 2021	Dated:	14 December 2021