

Delegated Report

Planning Application

Planning Application No: 20211046

Location: Land At Market Square And Horn Yard Car Parks New Swan Yard
Gravesend Kent

Description: Application for approval of condition 16 attached to planning permission reference number 20200343 relating to external envelope of each building type, details of the external walls and openings including windows, doors, balconies, eaves, parapets, roof, dormer and rooflights.

Applicant: Reef Group

Submitted Documents/Plans

Application form;

Covering letter – Dated 17th August 2021

Appendix A – Drawing List

- ALL SITE - BALCONIES - 3732-LJA-E01-XX-DR-A-21216-C03
- ALL SITE - BALCONIES - 3732-LJA-ZZ-XX-DR-A-21200-C03
- ALL SITE - BALCONIES - 3732-LJA-ZZ-XX-DR-A-21201-C03
- ALL SITE - BALCONIES - 3732-LJA-ZZ-XX-DR-A-21202-C03
- ALL SITE - BALCONIES - 3732-LJA-ZZ-XX-DR-A-21203-C03
- ALL SITE - BALCONIES - 3732-LJA-ZZ-XX-DR-A-21210-C03
- ALL SITE - BALCONIES - 3732-LJA-ZZ-XX-DR-A-21215-C03
- ALL SITE - BALCONIES - 3732-LJA-ZZ-XX-DR-A-21435-C03
- ALL SITE - DOOR JUNCTIONS - 3732-LJA-E01-XX-DR-A-27040-C03
- ALL SITE - DOOR JUNCTIONS - 3732-LJA-E01-XX-DR-A-27041-C03
- ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31701-C04
- ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31702-C03
- ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31703-C03
- ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31704-C03
- ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31705-C03
- ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31706-C03
- ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31707-C02
- ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31708-C02
- ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31709-C02
- ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31710-C02
- ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31711-C02
- ALL SITE - DOOR JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-31712-C02
- ALL SITE - ROOF DETAILS - 3732-LJA-ZZ-XX-DR-A-21312-C03
- ALL SITE - ROOF DETAILS - 3732-LJA-ZZ-XX-DR-A-27067-C02
- ALL SITE - SUBSTRUCTURE - 3732-LJA-E01-XX-DR-A-13004-C02
- ALL SITE - SUBSTRUCTURE - 3732-LJA-ZZ-XX-DR-A-13000-C03
- ALL SITE - SUBSTRUCTURE - 3732-LJA-ZZ-XX-DR-A-13001-C03
- ALL SITE - SUBSTRUCTURE - 3732-LJA-ZZ-XX-DR-A-13002-C02
- ALL SITE - SUBSTRUCTURE - 3732-LJA-ZZ-XX-DR-A-13003-C04
- ALL SITE - VENTS - 3732-LJA-ZZ-XX-DR-A-21455-C04

- ALL SITE - VENTS - 3732-LJA-ZZ-XX-DR-A-21456-C03
- ALL SITE - WALL JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21450-C03
- ALL SITE - WALL JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21451-C03
- ALL SITE - WALL JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21300-C04
- ALL SITE - WALL JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21360-C03
- ALL SITE - WALL JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21370-C04
- ALL SITE - WALL JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21380-C04
- ALL SITE - WALL JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21400-C03
- ALL SITE - WALL JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21410-C03
- ALL SITE - WALL JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21415-C03
- ALL SITE - WALL JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21420-C04
- ALL SITE - WINDOW JUNCTIONS - 3732-LJA-E01-XX-DR-A-27046-C02
- ALL SITE - WINDOW JUNCTIONS - 3732-LJA-E01-XX-DR-A-27045-C02
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- ALL SITE - WINDOW JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21331-C04
- ALL SITE - WINDOW JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21332-C02
- ALL SITE - WINDOW JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21420-C04
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- ALL SITE - WINDOW JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21431-C03
- ALL SITE - WINDOW JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21432-C03
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- ALL SITE - WINDOW JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21434-C03
- ALL SITE - WINDOW JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21435-C03
- ALL SITE - WINDOW JUNCTIONS - 3732-LJA-ZZ-XX-DR-A-21436-C02
- E01 - BALUSTRADE DETAILS - 3732-LJA-E01-XX-DR-A-27010-C04
- E01 - BALUSTRADE DETAILS - 3732-LJA-E01-XX-DR-A-27011-C04
- E01 - BALUSTRADE DETAILS - 3732-LJA-E01-XX-DR-A-27012-C03
- E01 - BALUSTRADE DETAILS - 3732-LJA-E01-XX-DR-A-27013-C03
- E01 - BALUSTRADE DETAILS - 3732-LJA-E01-XX-DR-A-27014-C03
- E01 - BALUSTRADE DETAILS - 3732-LJA-E01-XX-DR-A-27015-C04
- E01 - CALL OUT ELEVATIONS - 3732-LJA-E01-XX-DR-A-21001-C04
- E01 - CALL OUT ELEVATIONS - 3732-LJA-E01-XX-DR-A-21002-C04
- E01 - CALL OUT ELEVATIONS - 3732-LJA-E01-XX-DR-A-21003-C04
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- E01 - CALL OUT ELEVATIONS - 3732-LJA-E01-XX-DR-A-21023-C04
- E01 - CALL OUT ELEVATIONS - 3732-LJA-E01-XX-DR-A-21024-C04
- E01 - CALL OUT ELEVATIONS - 3732-LJA-E01-XX-DR-A-21025-C04
- E01 - CALL OUT ELEVATIONS - 3732-LJA-E01-XX-DR-A-21026-C04
- E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-E01-XX-DR-A-21680-C04
- E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-E01-XX-DR-A-21681-C04
- E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-E01-XX-DR-A-21682-C04
- E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-E01-XX-DR-A-21683-C04
- E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-E01-XX-DR-A-21684-C04
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- E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-ZZ-XX-DR-A-21340-C03
- E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-ZZ-XX-DR-A-21341-C03
- E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-ZZ-XX-DR-A-21342-C03
- E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-ZZ-XX-DR-A-21343-C03
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- E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-ZZ-XX-DR-A-21443-C02
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- E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-ZZ-XX-DR-A-21445-C02
- E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-ZZ-XX-DR-A-21446-C02
- E01 - CURTAIN WALLING WITH HEAD DETAILS - 3732-LJA-ZZ-XX-DR-A-21447-C02
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- E01 - GA ELEVATIONS - 3732-LJA-E01-XX-DR-A-05052-C06
- E01 - GA ELEVATIONS - 3732-LJA-E01-XX-DR-A-05053-C06
- E01 - GA ELEVATIONS - 3732-LJA-E01-XX-DR-A-05054-C06
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- E01 - GA ELEVATIONS - 3732-LJA-E01-XX-DR-A-05056-C06
- E01 - GA ELEVATIONS - 3732-LJA-E01-XX-DR-A-05057-C06
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- E01 - GA ELEVATIONS - 3732-LJA-E01-XX-DR-A-05061-C05
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- E01 - GA ELEVATIONS - 3732-LJA-E01-XX-DR-A-05063-C05
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- E01 - GA PLANS - 3732-LJA-E01-08-DR-A-04108-C04
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- E01 - ROOF PLANS - 3732-LJA-E01-05-DR-A-48051-C02
- E01 - ROOF PLANS - 3732-LJA-E01-06-DR-A-48052-C02
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- E01 - ROOF PLANS - 3732-LJA-E01-08-DR-A-48057-C02
- E01 - ROOF PLANS - 3732-LJA-E01-09-DR-A-48058-C02
- E02 - Details - 3732-LJA-E02-XX-DR-A-13100-C02
- E02 - Details - 3732-LJA-E02-XX-DR-A-13101-C02
- E02 - Details - 3732-LJA-E02-XX-DR-A-21205-C02
- E02 - Details - 3732-LJA-E02-XX-DR-A-21305-C02
- E02 - Details - 3732-LJA-E02-XX-DR-A-21395-C02
- E02 - Details - 3732-LJA-E02-ZZ-DR-A-21030-C03
- E02 - Details - 3732-LJA-E02-ZZ-DR-A-21031-C03
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- E02 - Details - 3732-LJA-E02-ZZ-DR-A-21037-C03

- E02 - Details - 3732-LJA-ZZ-ZZ-DR-A-27101-C02
- E02 - Details - 3732-LJA-ZZ-ZZ-DR-A-27102-C02
- E02 - Details - 3732-LJA-ZZ-ZZ-DR-A-27107-C02
- E02 - Details - 3732-LJA-ZZ-ZZ-DR-A-27111-C02
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- E02 - GA Plans - 3732-LJA-E02-02-DR-A-04054-C02
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- E02 - GA Plans - 3732-LJA-E02-04-DR-A-04056-C03
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- E02 - GA Plans - 3732-LJA-E02-07-DR-A-04059-C02
- E02 - GA Plans - 3732-LJA-E02-B1-DR-A-04051-C02
- E02 - GA Sections - 3732-LJA-E02-ZZ-DR-A-48102-C04
- E02 - GA Sections - 3732-LJA-E02-ZZ-DR-A-48103-C04
- E03 - Details - 3732-LJA-E03-XX-DR-A-21045-C03
- E03 - Details - 3732-LJA-E03-XX-DR-A-21046-C03
- E03 - Details - 3732-LJA-E03-XX-DR-A-21047-C03
- E03 - Details - 3732-LJA-ZZ-XX-DR-A-13200-C02
- E03 - Details - 3732-LJA-ZZ-ZZ-DR-A-27112-C02
- E03 - Details - 3732-LJA-ZZ-ZZ-DR-A-27113-C02
- E03 - Details - 3732-LJA-ZZ-ZZ-DR-A-27114-C02
- E03 - Details - 3732-LJA-ZZ-ZZ-DR-A-27115-C02
- E03 - Details - 3732-LJA-ZZ-ZZ-DR-A-27116-C02
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- E03 - GA Plans - 3732-LJA-E03-01-DR-A-04403-C02
- E03 - GA Plans - 3732-LJA-E03-02-DR-A-04404-C02
- E03 - GA Plans - 3732-LJA-E03-03-DR-A-04405-C02
- E03 - GA Plans - 3732-LJA-E03-04-DR-A-04406-C02
- E03 - GA Plans - 3732-LJA-E03-05-DR-A-04407-C02
- E03 - GA Plans - 3732-LJA-E03-06-DR-A-04408-C03
- E03 - GA Plans - 3732-LJA-E03-B1-DR-A-04400-C02
- E03 - GA Plans - 3732-LJA-E03-B2-DR-A-04401-C02
- E03 - GA Sections - 3732-LJA-E03-ZZ-DR-A-48104-C03
- E04 - Details - 3732-LJA-E04-XX-DR-A-21951-C02
- E04 - GA Elevations - 3732-LJA-E04-XX-DR-A-05001-C02
- E04 - GA Elevations - 3732-LJA-E04-XX-DR-A-05003-C02
- E04 - GA Plans - 3732-LJA-E04-00-DR-A-04051-C03
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- E04 - GA Plans - 3732-LJA-E04-02-DR-A-04053-C03
- E04 - GA Plans - 3732-LJA-E04-03-DR-A-04054-C03
- E04 - GA Plans - 3732-LJA-E04-04-DR-A-04055-C03
- E04 - GA Plans - 3732-LJA-E04-05-DR-A-04056-C03
- E04 - GA Plans - 3732-LJA-E04-06-DR-A-04057-C03

Relevant Planning History

20211313 - Application for approval of condition 15 attached to planning permission reference number 20200343 relating to external facing materials. **Pending consideration.**

20200343 - Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian links, landscaping, highway and other associated works. **Permitted 21.12.2020**

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Building
- TC3 – Development affecting Conservation Area

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.

The Council has a statutory duty under 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant planning permission for development which affects the settling of listed buildings, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- National Design Guide (October 2019)

Consultations, Publicity and Representations

No formal comments received.

Officer's Analysis

Condition 16 - Section details

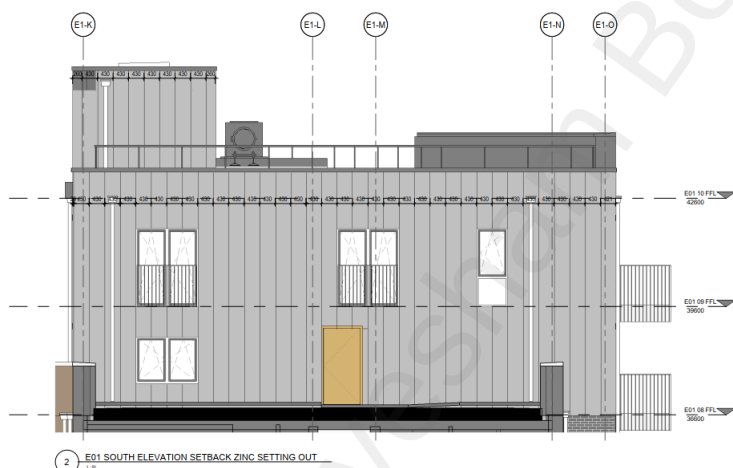
Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence, details of the external envelope of each building type in the form of plan and section drawings, at a scale of 1/20 and showing details of the external walls and openings including windows, doors, balconies, eaves, parapets, roof, dormer and rooflights at a scale of 1/2 or full size 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.

Reason: To protect the visual amenities of the building and the surrounding area and to preserve the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 Gravesham Local Plan: Core Strategy (September 2014) and Saved Policy TC3 of the Gravesham Local Plan First Review 1994.

Extensive documents/plans have been submitted to discharged condition 16 which are listed at the start of this report. Whilst only the extremity of the application site is within the High Street/Queen Street Conservation Area, the remainder of the application site abuts or is in close proximity to the High street/Queen Street and Riverside Conservation Areas.

The purpose of this condition is not to approve the external facing materials of the building but to understand whether the external envelope of the building is acceptable.

For example Drawing No. E01 SETBACK LEVELS ZINC SETTING OUT 04 OF 04 shows sufficient detail of the external envelope including roof/plant machinery and balcony depth. See below image.



Gravesham Conservation Architect has discussed the proposal with the case officer and raises concern that the plans show proposed external facing materials. In order to avoid any confusion the agent was e-mailed the following on 1 November 2021

With regard to application 20211046 'Application for approval of condition 16 attached to planning permission reference number 20200343 relating to external envelope of each building type, details of the external walls and openings including windows, doors, balconies, eaves, parapets, roof, dormer and rooflights.

Condition 16 states

Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence, details of the external envelope of each building type in the

form of plan and section drawings, at a scale of 1/20 and showing details of the external walls and openings including windows, doors, balconies, eaves, parapets, roof, dormer and rooflights at a scale of 1/2 or full size 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.

I note on some of the plans suggested materials are included. However, external facing materials are covered by Condition 15 which states the following.

Notwithstanding the details shown on the approved plans, submitted documents 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.

What I want to avoid is any confusion on external facing materials and would suggest an informative is included on the decision notice confirming that this approval does not relate to external facing materials. Can you confirm this approach works.

The agent confirmed on 1.11.21 the above approach was deemed acceptable. Furthermore, external facing materials are being addressed by application 20211313 (Application for approval of condition 15 attached to planning permission reference number 20200343 relating to external facing materials) which has an expiry date of 8.12.21.

Gravesham Conservation Architect provided informal comments querying the lack of plans at 1/20 & 1/2 or full size. Notwithstanding these concerns it is considered that sufficient information has been provided and no further benefit would be achieved requesting further details.

*for the avoidance of doubt this application does not involve new openings/doors. Additional doors or openings would require a new application (either non-material amendment, or variation of condition).

In summary having reviewed the extensive documents it is considered that sufficient information has been submitted in order to discharge this condition.

Conclusion & Recommendation

Sufficient information to discharge condition 16 and no further information required.

(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:	2nd November 2021	Dated:	04 November 2021