



Delegated Report

Approval of Details Application

Application no: 20250571

Location: 22A High Street Gravesend Kent

Description: Application for the approval of condition 3 and 4 attached to planning reference number 20250291, details and samples of the facing materials (3) and windows and doors (4).

Applicant: Mr Rai

Site Visit Date: N/A

Planning permission was granted for 'Erection of a side extension, alteration to front elevation, reconstruction of existing pitched roof and internal alterations to accommodate change from 2 x 1 bed and 1 x 2 bed to 2 x 2 bed and 1 x 1 bed self-contained flats on ground, first and second floors with storage at basement level under application ref. 20240291 on 20 May 2025. This was subject to a number of conditions including nos. 3 & 4 which this application seeks to discharge.

The information submitted with this application is as follows:

- Application form;
- Schedule of Materials Rev. A;
- Front entrance door drawing;
- Sash window drawings;
- Welsh slate commercial document; and
- Sample of Welsh slate.

Superseded

- Schedule of Materials; and
- Sample of Spanish slate.

Consultations

Conservation Officer

The Spanish Slate sample is unacceptable. Visually the sample appears a poor match for Welsh slate, particularly in terms of colour variation and potential for discoloration over time. Welsh slate is known for its blue-grey and heather/purple hues, whereas Spanish slate is more commonly black or grey and can fade or discolour more noticeably with age. A Blue/Grey colour is required to match Welsh Slate and without mica content which is prone to staining, cracking and premature failure.

Analysis

Condition 3

Condition 3 is:

3. Prior to construction of the side extension and reconstructed pitched roof, details and samples of the facing materials of the extension and reconstructed pitched roof hereby permitted including black stained timber cladding and slates 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 ensure the appearance of the development is satisfactory in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policy P3 of the Gravesham Local Plan First Review (1994).*

Originally a Spanish slate was proposed for the roof but this is unacceptable as set out in the Conservation Officer's comments above. With Welsh slate being the preferred option the agent has now submitted a details and a sample of Welsh slate therefore the proposed slate choice is now acceptable. The proposal for black stained timber cladding for the walls is also acceptable as is the proposal for reclaimed bricks to match existing for the bricked up doors and black painted timber fascias with black rainwater goods. It is considered sufficient information has been submitted to discharge condition 3 of planning permission ref. 20250291.

Condition 4

Condition 4 is:

4. Prior to the installation of any new windows and doors, a drawing at a scale of 1:10 with 1:2 or full size joinery details shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason *In order to protect the character and appearance of the High Street & Queen Street Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policy TC3 of the Gravesham Local Plan First Review (1994).*

The submitted window and door details show appropriate detailing and it is considered that sufficient information has been submitted to discharge condition 4 of planning permission ref. 20250291.

Conclusion

Sufficient information has been submitted to discharge condition nos. 3 & 4 of planning permission ref. 20250291.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
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Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	6th October 2025	Dated:	7th October 2025