



Delegated Report

Approval of Conditions Application

Application No:	20220970
Location:	27 Old Perry Street, Northfleet, Gravesend, Kent, DA11 8BT
Description:	Application for approval of condition 3 and 6 attached to planning permission reference number 20220255 relating to details and samples of all materials and finishes to be used in the external faces of the building and detailing the proposed hard surface treatments and screening by walls, fences or other means.
Applicant:	Mr Pardip Saron
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 01/09/2022;
Covering Letter - dated 01/09/2022;
Supplementary Information - Email from agent confirming materials (received 07/11/2022);
Supplementary Information - Brick Details;
Supplementary Information - Tile Details;
Drawing no. 3438-001 - Rev. A - Site Plan (scale - 1:100).

Relevant Planning History

Reference	Description	Decision	Decision Date
20220255	Erection of 2no semi-detached dwellings comprising of 1no three bed and 1no four bed with associated parking as a replacement of the existing house.	PERMITTED	02.08.2022

Officer's Analysis

This is an application for the approval of conditions 3 and 6 attached to planning permission reference 20220255 relating to the external facing materials on the new dwellings and the proposed hard surface treatments.

Condition 3 states the following:

- Prior to above ground works commencing, details and samples of all materials and finishes to be used in the external faces of the building (bricks, tiles, rainwater goods, windows and doors) have been submitted to and approved in writing by the Local Planning Authority; the development thereafter shall be carried out in accordance with the approved details.*

The condition was attached to ensure that the external appearance of the new dwellings is appropriate and are finished in high quality materials that complement the street scene. The external facing materials of the dwelling are:

	Materials	
Walls	Clumber red mixture brick	
Roof Tiles	Marley Edgemere Anthracite Tiles	
Windows	Dark Grey UPVC	
Doors	Dark Grey UPVC	
Rainwater Goods	Black Plastic	

There is no detailed schedule of materials submitted with this application, however brochures and other details of the proposed materials are considered adequate. Overall, these materials are considered to be appropriate.

Condition 6 states the following:

6. *Prior to above ground works, a scheme detailing the proposed hard surface treatments and screening by walls, fences or other means shall be submitted to and approved, in writing, by the Local Planning Authority, and include the means for surfacing and drainage. The scheme shall then be constructed in accordance with these approved details and completed, in its entirety, prior to first occupation of the development. Thereafter the boundary shall be retained and not subsequently altered.*

The condition was attached to ensure that the hard surface treatments are at an acceptable standard on completion of the development. The details of the hard surface treatments and screenings provided to support this application have significantly more detail than the previously refused scheme. The schedule of materials are as follows:

Materials	Location
Drivesett Tegula Priora (Grey)	Driveway / shared access / parking area
Grey paving slabs (600x600mm)	Paths
Dark Grey paving slabs (600x600mm)	Patios
Close boarded fencing	Along the boundaries of the new dwellings

Overall the details provided for the hard landscaping are considered acceptable and the condition can be approved.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to the external materials and hard surface treatments. As such it is considered that sufficient information has been submitted in order for conditions 3 and 6 to be discharged

Recommendation

Approval of Details

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:	<i>Ethan Bonthron</i>	Signed:	<i>R Hart</i>
Dated:	7 th November 2022	Dated:	8th November 2022