



Delegated Report

Planning Application for Approval of Details

Planning Application No: 20250085

Location: Land At St Columbas Close Gravesend Kent

Description: Application for the approval of condition 14 (Obscure Glazing) attached to planning reference number 20221179.

Applicant: Oakwood Building Contractors Ltd

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Covering Letter;
Drawing No. 24.115.107 Rev P2 – Block A Elevations – North West;
Drawing No. 24.115.304 Rev P2 – Maisonette M01 Elevations – N, W & E; and
Drawing No. 24.115.406 Rev P2 – Terrace (T01) Elevations – North & East.

Relevant Planning History

There have been a number of conditions applications relating to the same permission, however the following is the relevant planning permission to which this current application directly relates.

Reference	Description	Decision	Decision Date
20221179	Demolition of Nos. 1-12 St Patricks Gardens. Nos. 36-41 St Patricks Gardens and Nos. 28-42 even nos. only St Columbas Close, and the caretakers facility. Erection of 2no. 2 storey buildings, 1no. 3 storeys building and 1no. part 3 and part 4 storey building; to provide 46 residential dwellings (Class C3) residential use, with associated vehicle and pedestrian access, amenity space with hard and soft landscaping, car and cycle parking, refuse and recycling storage provision, and other associated works.	Permission	06.04.2023

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);

Consultations, Publicity and Representations

Consultees

Formal consultation is not required.

Officer's Analysis

Obscure Glazing

Condition 14

14. Prior to first occupation of any of the residential units hereby permitted and notwithstanding the details shown on the approved plans, submitted documents and application form, a schedule and details of all windows within the development to be obscure glazed (and where applicable fixed shut) shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be implemented as approved prior to any of the residential units hereby permitted first being occupied. For the avoidance of doubt any obscure windows shall be glazed with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) and shall be permanently retained as such. All fixed shut windows shall be permanently retained as such.

Reason: *To protect the amenity and privacy of neighbouring properties in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).*

The following information has been submitted to discharge condition 14;

Planning Application Form;

Covering Letter;

Drawing No. 24.115.107 Rev P2 – Block A Elevations – North West;

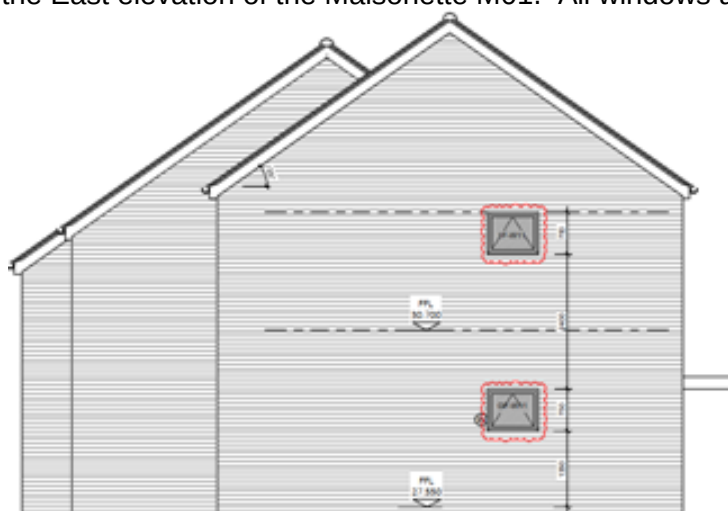
Drawing No. 24.115.304 Rev P2 – Maisonette M01 Elevations – N, W & E; and

Drawing No. 24.115.406 Rev P2 – Terrace (T01) Elevations – North & East.

The following windows, denoted as dark grey, are to be obscure glazed, to an equivalent Pilkington Level 3 or above within the North West elevation of Block A. All windows are to serve bathrooms:



The following windows, denoted as dark grey, are to be obscure glazed, to an equivalent Pilkington Level 3 or above within the East elevation of the Maisonette M01. All windows are to serve bathrooms:



The following windows, denoted as dark grey, are to be obscure glazed, to an equivalent Pilkington Level 3 or above within the North elevation of the Terrace T01. All windows are to serve bathrooms:



The submitted plans clearly show which windows are to be obscure glaze and the covering letter confirms that the obscure glaze is to be an equivalent of Pilkington Level 3 or above. As such it is considered that the submitted details are acceptable to address Condition 14 of planning approval 20221179.

No further information is required and condition 14 can be discharged.

Conclusion Recommendation

Sufficient information has been submitted to discharge condition 14 planning approval 20221179.

Recommendation

ADET - Approval of Details

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

Case Officer:	Ms Amanda Cue	Team Leader:	Mrs Faye Walsh
Signed:	<i>A Cue</i>	Signed:	<i>F Walsh</i>
Dated:	25th March 2025	Dated:	25 March 2025