



Delegated Report

Application No: 20241065

Location: 53 South Hill Road, Gravesend, Kent DA12 1JX

Description: Application for the approval of condition 3 (external joinery), 4 (vents), 5 (windows and door details), 6 (external materials), 7 (verges and eaves details), 8 (ventilation), 9 (rainwater goods) and 10 (rooflights) attached to planning reference number 20240768

Applicant: Ms Vicky Lewis

Submitted Documents/Plans

CRMC Product info sheet
Window details
French door details
UPVC Cast Iron Style rainwater goods details
Details and sample of roof slate
Eaves sketch

Relevant Planning History

20240768 Erection of a first floor rear extension with alterations to fenestration.
Approved: 9 October 2024

Consultations, Publicity and Representations

GBC Conservation Officer

Details are acceptable including the Smeed Dean London Stock brick as opposed to the reclaimed yellow stock brick.

Analysis

Condition 3 states:

3. *Notwithstanding the submitted drawings, all external joinery including windows and doors shall be of a timber construction only. Details of their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:10 & 1:2 or full scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The development shall be carried out only in accordance with the agreed details.*

Reason: Inadequate details of these matters have been submitted with the application and to

ensure the development preserves the character and appearance of the Conservation Area in accordance with Policy CS20 of the Core Strategy 2014.

The submitted details showing the sections through the French doors and the windows are acceptable and are all shown to be of timber construction. This condition can therefore be discharged.

Condition 4 states:

4. *In relation to the above condition, trickle vents shall not be inserted into the windows/doors hereby permitted.*

Reason: To ensure the development preserves the character and appearance of the Conservation Area in accordance with Policy CS20 of the Core Strategy 2014.

This condition is not required to be discharged however the plans show no trickle vents and therefore the development will accord with this condition.

Condition 5 states:

5. *Before any window or door heads and cills are installed, details of their design, material and construction, in the form of scale drawings and material samples/specifications, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed heads and cills details.*

Reason: Inadequate details of these matters have been submitted with the application and to ensure the development preserves the character and appearance of the Conservation Area in accordance with Policy CS20 of the Core Strategy 2014.

The submitted joinery drawings also show the cill details which are acceptable and therefore this condition can be discharged.

Condition 6 states:

6. *Prior to any works above the damp proof course (DPC) level, samples or detailed specifications of all external materials to be used on the development hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed materials.*

Reason: Inadequate details of these matters have been submitted with the application and to ensure the development preserves the character and appearance of the Conservation Area in accordance with Policy CS20 of the Core Strategy 2014.

Details submitted include brick (London Smeed Dean stock brick) and slate tile shown below:



Originally a reclaimed yellow brick was proposed however this is an expensive option and the London Smeed Dean is a suitable compromise. The Flemish bond arrangement is acceptable.

They also include UPVC cast iron style down pipes which are acceptable. This condition can therefore be discharged.

Condition 7 states:

7. *Prior to any works above the damp proof course (DPC) level, details of the treatment of verges and eaves hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed verges and eaves details.*

Reason: Inadequate details of these matters have been submitted with the application and to ensure the development preserves the character and appearance of the Conservation Area in accordance with Policy CS20 of the Core Strategy 2014.

The eaves and verge details are provided on the eaves sketch and the details of the slate tile. These details are acceptable and this condition can be discharged.

Condition 8 states:

8. *Ventilation of the roof space shall not be provided via tile vents.*

Reason: To ensure the development preserves the character and appearance of the Conservation Area in accordance with Policy CS20 of the Core Strategy 2014.

This condition does not require an application to discharge.

Condition 9:

9. *Before the rainwater goods hereby permitted are installed, samples or detailed specifications of all rainwater goods (including the method of fixing) shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed rainwater goods details.*

Reason: To ensure the development preserves the character and appearance of the Conservation Area in accordance with Policy CS20 of the Core Strategy 2014.

The details show a upvc cast iron style downpipe which is acceptable and therefore this condition can be discharged.

Condition 10:

10. *All rooflights hereby permitted shall be conservation style rooflights set as flush as practicable within the roof slope.*

Reason: To ensure the development preserves the character and appearance of the Conservation Area in accordance with Policy CS20 of the Core Strategy 2014.

The submitted details shown conservation style rooflights which are acceptable and this condition can therefore be discharged.

Recommendation:

Discharge conditions 3, 5, 6, 7, 9 and 10 of 20240768.

See draft Decision

Case Officer: Alison Webster	Team Leader: Faye Walsh
Signed: 	Signed: 
Dated: 14 January 2025	Dated: 14 January 2025