

Delegated Report

Planning Application

Application no:	20230927
Location:	East Court Manor Church Lane Gravesend Kent
Description:	Application for approval of conditions 2 attached to listed building reference number 20230322 relating to a detailed methodology.
Applicant:	Harbinder Bhandal
Site Visit Date:	N/A

Listed Building consent was granted on 14 June 2023 under application reference number 20230322 for;

- The retention of insulation and new plaster and rebuilding rear outhouse; replacement of 3 no. uPVC dormer windows with purpose made timber dormers and pitched roofs; installation of dormer window to the south elevation; internal and external alterations and renewal of electrical and plumbing services; installation of new kitchen, utility room and bathrooms; installation of external lighting (wall-mounted and free-standing) and CCTV camera; conversion of part of outbuilding to plant room and re-roofing outbuilding; construction of entrance gates to Church Lane; reconstruction of garden wall to accommodate mature lime tree.

This was subject to a number of conditions including condition no. 2 which this application seeks to discharge.

Consultations

GBC Conservation Officer – 2 October

Regarding the Specification Page 9, 21.02, Page 10, 22.03, Page 12, 24.03 Page 14, 32.01, Page 17, 40.03, page 18, 42.05 – Drawing number to confirm.
Page 10 21.06, page 11, 23.05, page 12, 24.05, page 13 28.05, 29.03, page 14 30.03, 31.04, 32.03, page 15, 33.04, 35.03, – Do non-ferrous fixings need to be used for Accoya sash windows?
Colours to be agreed, page 17, 41.01, 05

GBC Conservation Officer – 30 October

This all appears to be in order now.

GBC Conservation Officer – 31 October

The drawing referred to would be an acceptable surround detail to use elsewhere.

Analysis

Condition 2 is as follows:

2. *Prior to the commencement of any further works and within 3 months of the date of this consent, a detailed methodology shall be submitted to and agreed in writing by the Local Planning Authority. This shall include a full schedule of works which comprehensively addresses all works to be undertaken at the property, including all joinery details at a scale of 1:1, plaster detailing and a timetable for implementation. The works shall then be carried out in accordance with the approved details (including timeframe).*

Reason: *To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.*

The information which has been submitted in pursuance of this condition is:

- Application form;
- Drawing no. ECM/0123/14 – Sitting room panelling: sheet 1 of 2;
- Drawing no. ECM/0123/15 – Sitting room dado panelling: sheet 2 of 2;
- Drawing no. ECM/0123/16 – Skirting, bead & butt & GFD12 details;
- Drawing no. ECM/0123/17 – Entrance hall pilasters & insitu-run plaster;
- Drawing no. ECM/0123/18 – Kitchen fire surround & understair cupboard door;
- Drawing no. ECM/0123/19 Rev. A – Bedroom 3 fire surround & adjacent cupboard;
- Drawing no. ECM/0123/20 – Bedroom 3 cupboard & FFD10 & bedroom 9 fire surround;
- Drawing no. ECM/0123/21 – Bedroom 1 fitted cupboard;
- Drawing no. ECM/0123/22 – Attic landing balustrade & FFD11 frame;
- Drawing no. ECM/0123/23 – Trim Detail to mask gaps; and
- Revised Schedule of Works.

A thorough and detailed submission forms the basis of this approval of details application. In the course of the application there were additional drawings submitted by the agent and then a revised Schedule of Works and a further additional drawing in response to the comments made by the Conservation Officer, who has confirmed that the revised Schedule of Works and all of the drawings that have been submitted are acceptable.

There was one issue remaining - the agent had stated that the detail on the fireplaces would be provided once opening up works had taken place on covered over fireplaces in the property in order to ascertain the fireplace detail on those remaining original/period fireplaces in the property. The agent also stated that the detail for the door to the plant room would follow. The agent was advised however, that the condition could not be discharged without this information. The agent has advised that the fireplace surround detail prepared for bedroom 3 (illustrated in drawing no. ECM/0123/19) will be used for the surrounds elsewhere and that the existing plant room door will be retained. The Conservation Officer advised they were satisfied with this and that it is acceptable that the other fireplaces will replicate this detail. The agent has therefore updated drawing no. ECM/0123/19 with an annotation that the fire surround detail shown on this drawing will be used for the living, sitting and dining rooms also as well as bedroom 3. A revised Schedule of Works has also been submitted to update the references to the fire surrounds for the living, sitting and dining rooms and the plant room door.

The revised Schedule of Works also provides details of the colour scheme, details of which had been outstanding. The internal joinery is to be in white eggshell, external joinery to Portland Stone Original No. 77 LG Equivalent (off-white) and GFD1 & 2 are to be Mid Azure Green Original No. 96 (dark green). The colour scheme is considered to constitute sympathetic colours to this listed building. The revised Schedule of Works also includes details of the timetable for implementation which will be that the works will be completed within eight months from the date when condition 2 is discharged; this is considered acceptable.

It is prudent to note that there are other drawings referred to in the Schedule of works (drawing nos. ECM/0123/1 - ECM/0123/13). These are the drawings approved under the original planning and listed building consents ref. 202230321 & 20230322 & approval of conditions application ref. 20230746.

Overall it is considered that following the submission of the revised Schedule of Works and additional and revised drawings, the submitted details are now acceptable and the development approved Listed Building Consent under application ref. 20230322 will be carried out in a sympathetic manner which will protect the special interest of this listed building and reverse harm caused by the unauthorised works carried out. It is therefore considered that condition 2 of Listed Building Consent ref. 20230322 can be discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	7 November 2023	Dated:	07 November 2023