

Our ref: 3554

Date: 14th March 2022

Gravesham Borough Council
Planning & Regeneration Services
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Dear Sir / Madam,

**RE: MILLERS COTTAGE PH 31 SHRUBBERY ROAD GRAVESEND KENT
DA12 1JW: APPLICATION FOR CONVERSION TO FORM X1 DETACHED
DWELLING HOUSE WITH ASSOCIATED ACCESS PARKING AND AMENITY
SPACE. PART RETROSPECTIVE REVISED PROPOSALS TO THAT APPROVED
UNDER REFERENCE NUMBER 20191193.**

I attach a (mostly) retrospective application for the conversion of Miller Cottage, 31 Shrubbery Road, Gravesend, Kent to form a detached dwelling house (with associated access, parking and amenity space). The development was originally Granted planning permission with reference number 20191193.

The site was visited by a member of the Enforcement Team on the 9th February 2022 who noticed that the works have not been wholly completed in accordance with the approved plans. The Enforcement reference is 22/00018/EN. She advised the applicant to submit a Minor Material Amendment application and made the following observations:

1. *"The metal roller shutters appear inappropriate within this Windmill Hill Conservation Area (which is further protected by an Article 4 Direction), indeed the approved plans show two garage openings whereas you have installed one central garage opening. The garage door is not in accordance with the approved plan."*

In response to this comment the plans for the revised application will show timber garage doors in a single opening.

2. *The eastern extension now includes a parapet wall which appears visually inappropriate.*

In response to this comment the plans for the revised application will not be amended to show the parapet wall. The parapet wall will be removed.

3. *Throughout the development the window and door configuration differs from the approved plan.*

In response to this comment the plans for the revised application will be amended to show the parapet wall. The parapet wall will be removed.

4. *Of real importance are conditions 3 (external facing materials) and 4 (joinery details for windows and doors) which required details to be submitted prior to any development taking place. The current works are in breach of these two conditions and are at your financial risk. The requirements of these two conditions should be submitted asap.*

This application includes details of external facing materials and joinery materials for windows and doors. It is expected that the new planning permission will not need to include

In this case the Graham Simpkin Planning has decided to submit a full (mostly) retrospective application. This is because conditions 3 and 4 still need to be discharged and the details will instead be included for approval in this application. Clearly the Principle of the Change of Use and conversion to residential has already been agreed.

I hope that you will be able to deal with this revised scheme as soon as possible.

Yours sincerely

JILLIAN BARR