

Delegated Report

Approval of Details Application

Planning Application No: 20211471

Location: Elizabeth Huggins Cottages Cross Lane West Gravesend Kent

Description: Application for approval of conditions 2 attached to planning permission reference number 20210672 relating to external facing materials.

Applicant: Mr Richard Monaghan, Stonechart Developments Ltd

Site Visit Date: N/A

Submitted Documents/Plans

Application form; and
External Materials Palette – P4

Procedural Issues

The application follows a previous approval of details application (ref 20211070) which was for the following;

‘Application for approval of conditions 2 and 11(a), (b) and (c) attached to planning permission reference number 20210672 relating to external facing materials and contaminated land assessment’

However, the agent of the application confirmed in an email on 23 November 2021 that there had been delays and delivery issues with the original brick suppliers of the Forterra Harborough Buff Multi and that a replacement is being sought to ensure the applicants times scales are met.

Secondly the applicant was informed on 06.12.21 that the materials palette for condition 2 covers the entire development and not just block D.

Relevant Planning History

20210672 - Application for the variation of condition 2 attached to planning permission reference number 20130801 to provide social housing to ex service personnel to provide a mix of 3 bedroom 2 storey houses, single bedroom flats, 2 bedroom flats, 2 bedroom cottages and a 3 bedroom maisonette for warden, car parking and cycle storage; to allow amendment of the design of Block D, an increase in the number of flats from 12 to 14 and for all the flats to be 2 bed apartments. **Permitted 26.07.2021**

20211070 - Application for approval of conditions 2 and 11(a), (b) and (c) attached to planning permission reference number 20210672 relating to external facing materials and contaminated land assessment. **Approved 22.09.2021**

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS19 - Development & Design Principles

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

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 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

The application is for an approval of details for external facing materials and, as such, there is no requirement for consultations with consultees, neighbours or advertisement.

Officer's Analysis

Condition 2

External Facing Materials

Notwithstanding the details shown on the approved plans and application form before any above ground works commence details of all external joinery, rainwater goods and colour finishes to external joinery and rainwater goods have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

The following information has been submitted for condition 2.

- Application form; and
- External Materials Palette – Rev P4

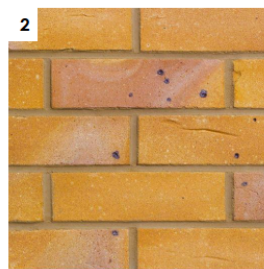
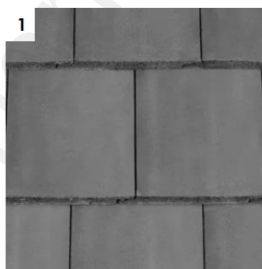
As the below information shows the proposed external facing materials for the development provides sufficient information on the external materials for the entire development. As no wooden windows are proposed no external joinery details are required.

The External Materials Palette – Rev P4 submitted with the application is the practically the same as the previous approval details application for external facing materials, however, this revised palette includes the new Ibstock Hardwicke Minster Beckstone mixture brickwork.

20211070 Previous External Facing Materials / Materials Palette (Approved) Condition 2

External Materials Palette – Block D – Rev P2

1. **Roof Tiles** – Redland Mini Stonewold concrete tiles – Slate Grey.
2. **Brickwork** – Forterra Harborough Buff Multi, or similar approved.
3. **Fenestration Details** – Slate grey fibre cement vertical cladding and white fibre cement trim borders such as Hardie Plank cladding & NT3 trims.
4. **Windows / Glazed Doors** – White UPVC.
5. **Entrance Doors** – Composite; Dark Grey with single glazed aperture.
6. **Eaves / Rainwater Goods** – White UPVC fascias and soffits with Black UPVC rainwater goods.

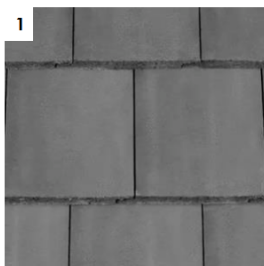


202111471 Current External Facing Materials / Materials Palette - Condition 2

**Elizabeth Huggins Cottages,
Cross Lane West, Gravesend, Kent DA11 7LD**

External Materials Palette – Rev P4

1. **Roof Tiles** – Redland Mini Stonewold concrete tiles – Slate Grey.
2. **Brickwork** – Ibstock Hardwicke Minster Beckstone mixture, or similar approved.
3. **Fenestration Details** – Slate grey fibre cement vertical cladding and white fibre cement trim borders such as Hardie Plank cladding & NT3 trims.
4. **Windows / Glazed Doors** – White UPVC.
5. **Entrance Doors** – Composite; Dark Grey with single glazed aperture.
6. **Eaves / Rainwater Goods** – White UPVC fascias and soffits with Black UPVC rainwater goods.



Sufficient information has been provided to discharge condition 2 and no further information is required. No conflict with Policy CS19 (LPCS) or section 12 (NPPF).

Discharge Condition 2

Conclusion & Recommendation

Sufficient information has been provided to discharge condition 2 is recommended.

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

Case Officer:	Ms Genna Henry	Team Leader:	Richard Hart
Signed:	<i>G. Henry</i>	Signed:	<i>R Hart</i>
Dated:	6 th December 2021	Dated:	23 rd December 2021