

Delegated Report

Application No: 20250615

Location: Former Guru Nanak Darbar Gurdwara, Clarence Place, Gravesend DA12 1LD

Description: Application for the approval of conditions 7 (ii) and 13 (ii) attached to planning reference number 20250019 relating to details of door and window materials, design, specification, method of opening, method of fixing and finish (7ii) and details of roof lights, including dormer windows (13ii).

Applicant: Guru Nanak Darbar Gurdwara

Submitted Documents/Plans

Application form
Covering letter
Drawing no. 181-PD-618 rev C (joinery details window/external door type 18)
Drawing no. 181-PD-616 rev B (joinery details window/external door type 16)
Drawing no. 181-PD-617 rev C (joinery details window/external door type 17)
Drawing no. 181-PD-620 rev B (joinery details window/external door type 20)
Drawing no. 181-PD-614 rev B (joinery details window/external door type 14)
Drawing no. 181-PD-615 rev B (joinery details window/external door type 15)
Drawing no. 181-PD-619 rev C (joinery details window/external door type 19)
Drawing no. 181-PD-505 rev A (phase 2 dormer window details)

Relevant Planning History

20250019	Application for a non-material amendment to planning permission reference number 20220728 to allow amendments to Condition 7 and condition 13 to include subject to receiving satisfactory information, partial approval can be issued for each of the 2 phases of works.
Approved	6 February 2025
20220728	Conversion of existing building to accommodate 14 residential apartments with ancillary cycle and bin storage facilities
Approved	31 January 2023

Consultations, Publicity and Representations

Kent Police Designing Out Crime Officer

In relation to application 20250615 (Former Guru Nanak Darbar Gurdwara Clarence Place

Gravesend Kent DA12 1LD); I have reviewed the attached documents relating to the doorsets and windows located at the front/south elevation section of the building fronting onto Clarence Place relating to phase 2 of this development only. I can confirm I have no further comments to make, and have no objection to partially discharge condition 7 and 13 attached to planning reference number 20250019 as requested within the cover letter.

GBC Conservation Officer

The amended plans are acceptable.

Analysis

Conditions 7 and 13 of 20220728 were amended under an application for a non-material amendment reference 20250019. They were amended because the applicant wished to discharge part of the conditions and the only way to do that was to alter the wording to allow information to be submitted in phases. This application seeks to discharge the joinery details for the front/south elevations which are part (ii) of condition 7 and part (ii) of condition 13.

Condition 7

Before the windows and doors hereby approved are installed, details of their material, design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:10 scale, and ½ or full size, shall be submitted to and agreed in writing by the Local Planning Authority. These details shall be supplied for:

- i) The rear/north elevation
- ii) The front/south elevation
- iii) The eastern elevation
- iv) The western elevation

The works shall be carried out only in accordance with the agreed window and door 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 Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

The submitted plans are acceptable and part (ii) can be discharged.

Condition 13

Before the rooflights, including dormer windows, hereby permitted are installed, a detailed specification of all new rooflights, dormer windows shall be submitted to and agreed in writing with the Local Planning Authority. These details shall be supplied for:

- i) The rear/north elevation
- ii) The front/south elevation
- iii) The eastern elevation
- iv) The western elevation

The development shall only be carried out in accordance with the approved details. The rooflight(s) specification shall include details of:

- o Size;
- o Material;
- o Colour;
- o Method of opening;
- o Method of fixing; and
- o Appearance.

Reason: To ensure the development preserves the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

The submitted plans are acceptable and part (ii) can be discharged.

Recommendation:

Discharge conditions 7(ii) and 13(ii) of 20250019.

See draft Decision

Case Officer:	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 29 September 2025	Dated: 29 th September 2025