



Planning Department
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
DA12 1AU

Our ref: EAH/15202

15 October 2021

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR DISCHARGE OF CONDITIONS 3 AND 18 OF PLANNING PERMISSION 20170999 AT LOMER FARM, WROTHSAM ROAD, MEOPHAM, DA13 0AN

On behalf of our client Hawkspare Ltd, please find enclosed an application for the approval of details reserved by conditions (3) 'Materials' and (18) 'Updated Bat Survey', pursuant to outline planning permission 20170999.

Condition 3 – Materials

"Prior to the commencement of any external alterations hereby permitted taking place, details and samples of all materials to be used in the external faces and roofs of the buildings (including details of any doors, windows, external vents, chimneys or flues and rainwater goods and downpipes), shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details."

Given the current situation surrounding COVID 19 and with a lot of officers still working from home, it is understood that materials specifications/documents and images can now replace the need to provide physical samples. As such the following has been submitted in support of the discharge of this condition.

The materials proposed have been carefully considered to retain the existing character of the buildings and to ensure the finished appearance of the scheme is of an appropriate high quality to positively contribute to its context.

planning transport design environment infrastructure

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Materials	Existing commercial buildings	Stable block
Elevations	New infill panels and covered parking area conversion to match existing brick: - Weinerberger Reclaimed Shire Sovereign Stock Brick product data sheet - Photos of existing brickwork	New covered parking area conversion to match existing brick: - Weinerberger Olde Woodford Red Multi Brick product data sheet - Photos of existing brickwork Existing flint walls to be retained Existing timber board finish, painted white, to south elevation to be retained
Roof tiles	Composite slate tiles to replace existing corrugated roof sheeting system: Redland Westminster Slate product data sheet	Replace roofing of covered parking area to match existing slate: - Cembrit Glendyne Natural Slate brochure - Photos of existing roof
Windows and doors	Windows: White painted, timber framed windows to match existing Doors: White painted, timber framed doors to match existing with fixed glazed panels	Conservation roof lights: Velux conservation roof light technical sheet Windows: White painted, timber framed windows to match existing Doors: White painted, timber framed doors with fixed glazed panels Existing stable doors pinned back to reveal glazed units beneath
Rainwater goods and downpipes	Black cast iron effect guttering downpipes and rainwater goods to match existing: - Alutec traditional half round gutter system data sheet - Alutec Tudor circular downpipe system data sheet	Black cast iron effect guttering downpipes and rainwater goods to match existing: - Alutec traditional half round gutter system data sheet - Alutec Tudor circular downpipe system data sheet

Condition 18 – Updated Bat Survey

"Prior to the commencement of development an updated bat survey shall be carried out to determine the size and significance of any bat roost(s) within the site and that survey and its results together with a scheme to provide appropriate mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The mitigation scheme should be fully implemented in accordance with the approved details prior to the first occupation of the development hereby permitted."

As per the requirements of condition 18, an updated bat emergence surveys have been undertaken by Corylus Ecology in July and August 2021. These surveys are submitted in support of this application.

A total of three common pipistrelle emerged from the buildings on both survey occasions. A roost of high conservation value such as a maternity site was not recorded and the non-breeding roosts of common pipistrelle are considered to be of low conservation significance. The proposals for the scheme include the conversion of buildings and therefore the assessment sets out a bat mitigation strategy which includes the obtaining of a European Protected Species (EPS) Bat Mitigation Licence.

The measures outlined in the Bat Mitigation Strategy will be implemented prior to the first occupation of the development as per the requirements of condition 18.

Conclusion

We consider the proposed materials and bat mitigation strategy to be entirely acceptable, in accordance with the permission, in keeping with the surrounding context and achieve what was originally envisioned. We trust you have sufficient information to validate the application and I look forward to receiving acknowledgement of its receipt in due course. If however, you require additional information please do let me know.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Emily Hadden', is written over a faint, large, diagonal watermark that says 'Draft - Not for Circulation'.

Emily Hadden
Associate

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