



Delegated Report

Planning Application for Approval of Details

Planning Application No: 20250020

Location: Land At St Columbas Close Gravesend Kent

Description: Application for approval of condition 11 attached to planning permission reference number 20221179 relating to details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the development.

Applicant: Sam Duckett, Oakwood Building Contractors Ltd

Submitted Documents/Plans

Planning Application Form;
Drawing No. 24.115.501 Rev P1 – Materials Board Block A;
Drawing No. 24.115.502 Rev P1 – Materials Board Block B;
Drawing No. 24.115.503 Rev P1 – Materials Board Maisonettes; and
Drawing No. 24.115.504 Rev P1 – Materials Board Terrace.

Relevant Planning History

There have been a number of conditions applications relating to the same permission, however the following is the relevant planning permission to which this current application directly relates.

Reference	Description	Decision	Decision Date
20221179	Demolition of Nos. 1-12 St Patricks Gardens. Nos. 36-41 St Patricks Gardens and Nos. 28-42 even nos. only St Columbas Close, and the caretakers facility. Erection of 2no. 2 storey buildings, 1no. 3 storeys building and 1no. part 3 and part 4 storey building; to provide 46 residential dwellings (Class C3) residential use, with associated vehicle and pedestrian access, amenity space with hard and soft landscaping, car and cycle parking, refuse and recycling storage provision, and other associated works.	Permission	06.04.2023

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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);

Consultations, Publicity and Representations

Consultees

Formal consultation is not required.

Officer's Analysis

External Facing Materials

Condition 11

11. Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the development hereby permitted 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 prior to any part of the development first being brought into use.

Reason: To maintain the character and appearance of the building and to ensure a satisfactory visual relationship between the existing and new development in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

The following information has been submitted to discharge condition 11.

Planning Application Form;

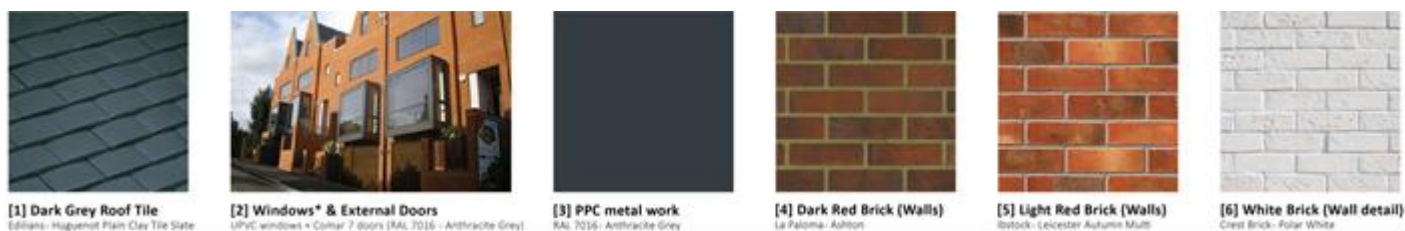
Drawing No. 24.115.501 Rev P1 – Materials Board Block A;

Drawing No. 24.115.502 Rev P1 – Materials Board Block B;

Drawing No. 24.115.503 Rev P1 – Materials Board Maisonettes; and

Drawing No. 24.115.504 Rev P1 – Materials Board Terrace.

The following external facing materials are proposed for Block A:



The following external facing materials are proposed for Block B:



The following external facing materials are proposed for Terrace:



The following external facing materials are proposed for Maisonettes:



The materials shown on the submitted plans and the brick samples viewed on the submitted sample boards are considered to be acceptable for the development approved and within the setting and character of the area as a whole.

No further information is required and condition 11 can be discharged.

Conclusion Recommendation

Sufficient information has been submitted to discharge conditions 11 planning approval 20221179.

Recommendation

ADET - Approval of Details

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

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	A Cue	Signed:	R Hart

Dated:	6th March 2025	Dated:	6th March 2025
---------------	----------------	---------------	----------------------------------