



Delegated Report

Application No:	20250189
Location:	Windmill Hill Nivas, Clarence Place, Gravesend DA12 1LD
Description:	Application for the part approval of conditions 7 and 13 attached to planning reference number 20250019 relating to details of door and window materials, design, specification, method of opening, method of fixing and finish (7) and details of roof lights, including dormer windows (13).
Applicant:	Guru Nanak Darbar Gurdwara

Submitted Documents/Plans

Application form
Cover letter
Fakro rooflight details
Fakro rooflight specification
Rooflight photo
ELV flashing detail

Drawing no. 181-PD-6075 Rev A (joinery details, window/external door type 7A)
Drawing no. 181-PD-610 rev B (joinery details, window/external door type 10)
Drawing no. 181-PD-607 rev B (joinery details, window/external door type 7)
Drawing no. 181-PD-606 rev B (joinery details, window/external door type 6)
Drawing no. 181-PD-605 rev C (joinery details, window/external door type 5)
Drawing no. 181-PD-604 rev D (joinery details, window/external door type 4)
Drawing no. 181-PD-603 rev C (joinery details, window/external door type 3)
Drawing no. 181-PD-602 rev B (joinery details, window/external door type 2)
Drawing no. 181-PD-500 rev C (dormer window details)
Drawing no. 181-PD-503 rev A (dormer window details flat 13 and 14 rooflights)
~~Drawing no. 181-PD-609 rev C (joinery details, window/external door type 9)~~
~~Drawing no. 181-PD-608 rev C (joinery details, window/external door type 8)~~
~~Drawing no. 181-PD-601 rev B (joinery details, window/external door type 1)~~

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 06.02.2025

Consultations, Publicity and Representations

GBC Conservation Officer

The details are acceptable.

Analysis

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

Condition 7

Condition 7 (as amended by 20250019) states:

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).

Details of windows to the rear/north elevation have been submitted:

Type 2, 3, 4, 5, 6, 7, 7A, type 10.

Whilst the details of the western elevation (type 8 and 9) and eastern elevation (type 1) are shown, these are only a few of the windows on these elevations and therefore cannot discharge part (iii) of this condition in full. Therefore only condition 7 part (i) can be discharged.

Condition 13

Condition 13 (as amended by 20250019) states:

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).

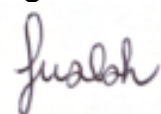
Details of dormer windows to all elevations have been submitted on drawing no. 500 rev C and are acceptable. The rooflights to the rear are shown on drawing no. 503. These are not seen from the road and are acceptable.

Part (i) of condition 13 can therefore be discharged.

Recommendation:

Discharge part (i) of condition 7 and part (i) of condition 13 of 20250019.

See draft Decision

Case Officer: Alison Webster	Team Leader: Faye Walsh
Signed: 	Signed: 
Dated: 15 April 2025	Dated: 16 April 2025