



Delegated Report

Approval of Conditions

Planning Application No: 20241144

Location: 10 Darnley Street Gravesend Kent DA11 0PJ

Description: Application for the approval of condition 3 and 4 attached to planning reference number 20240754 relating to scaled joinery details (3) and details of the paint colour of the door (4).

Applicant: Mrs. Nora Camann

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: A4/24/8916/01A

Relevant Planning History

Reference	Description	Outcome	Decision Date
20240754	Installation of new front door.	Permitted	07.10.2024

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 - Development Affecting Conservation Areas

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 12 – Achieving Well-Designed Places
- Section 16 - Conserving & enhancing the historic environment

Supplementary Planning Guidance

- SPD4 – Householder Alterations and Extensions Guidance (2021)
- Conservation Areas - Windows and Doors design guidance (2020)
- Darnley Road Conservation Area Character Appraisal (2009)
- Management Plan – Gravesend's 19th Century Suburban Conservation Areas (2009)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Officer's Analysis

This application seeks to discharge condition 3 and 4 of application 20240754.

Condition 3 of application 20240754 states:

Prior to the front door hereby permitted being installed, drawings to a scale of 1:10 of the door including 1:2 or full size joinery details shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To order to protect the character and appearance of the Darnley Road Conservation Area pursuant to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved policy TC3 of the Gravesham Local Plan First Review (1994).

The wording is clear in that drawings to a scale of 1:10 of the door including 1:2 of full size joinery details shall be submitted. The submitted plans are not of an appropriate scale and do not include joinery details and so this condition cannot be discharged.

Condition 4 of application 20240754 states:

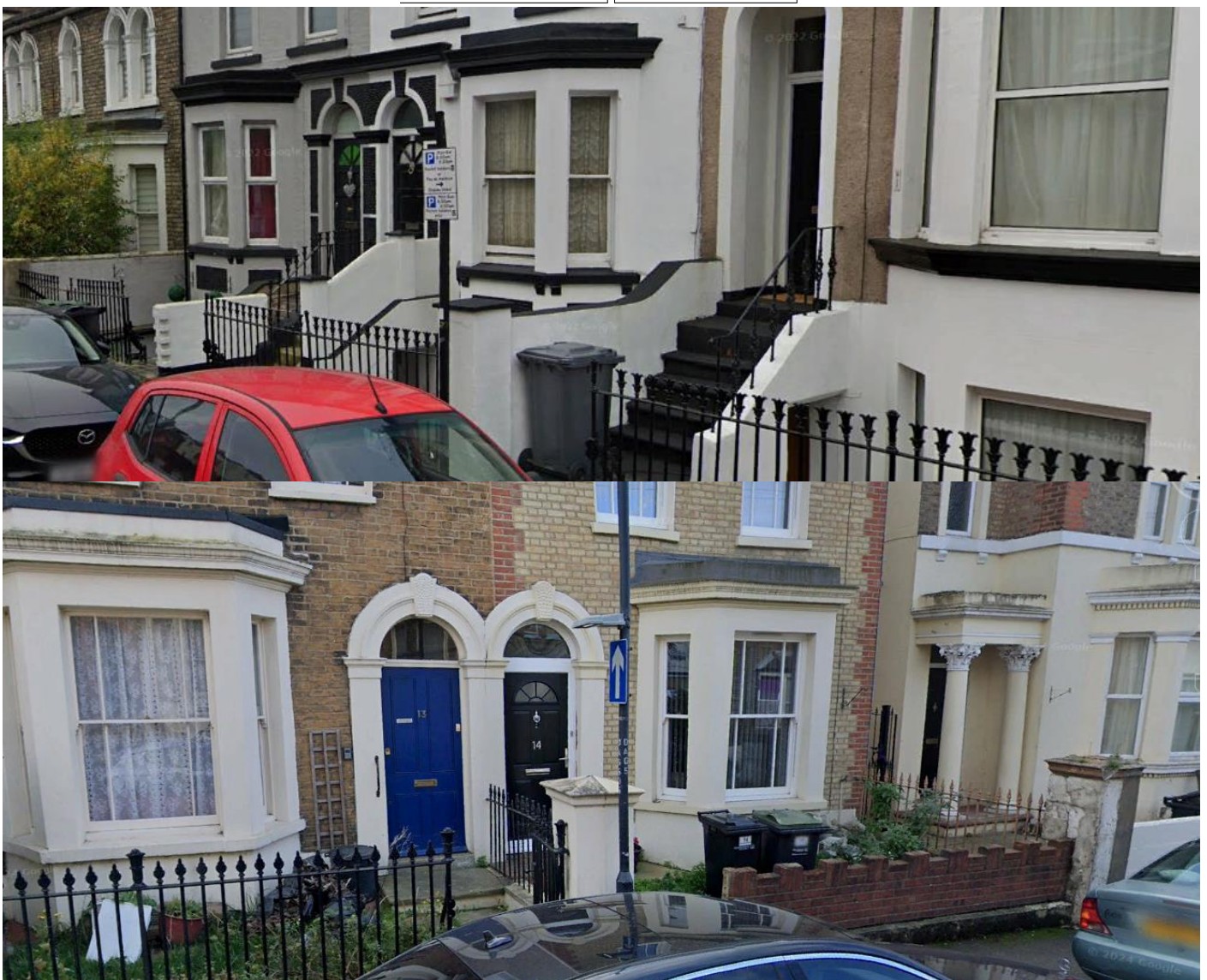
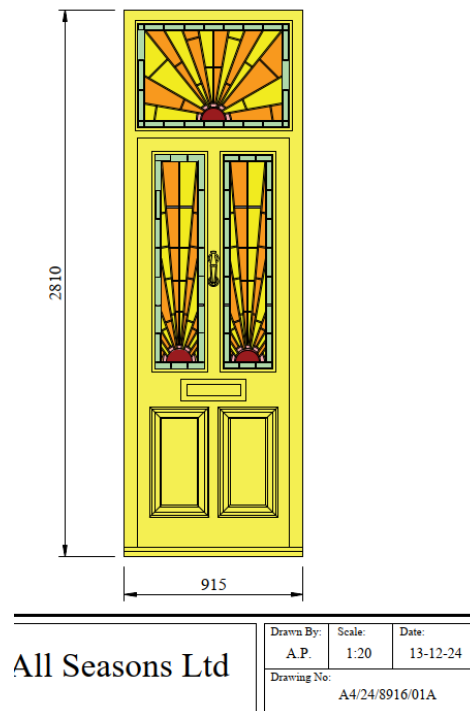
Prior to the front door hereby permitted being installed, details of the paint colour of the door shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To order to protect the character and appearance of the Darnley Road Conservation Area pursuant to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved policy TC3 of the Gravesham Local Plan First Review (1994).

Below is an extract from the Gravesham conservation areas maintenance replacement windows and doors guidance SPD

10.6 Reinstated doors must match traditional designs typical of the area

Whilst sufficient information has been provided in terms of condition 4 it is considered that the proposed choice of colour is not in keeping with the subdued character of the road. Whilst there is a yellow door within the vicinity it is not as bright as the proposed which is described as Pantone 102 C Color #FCE300 on the application form. The proposed glass pattern is also not consistent with the character of the area and would appear out of character, the prevailing character is more traditional with darker tones and simple panels of glazing.



The proposed choice of colour and glazing design is not in keeping with the character of the area and so condition 4 cannot be discharged.

Recommendation

The applicant has not provided sufficient information or detail to satisfy the requirements of condition 3 of planning application 20240754.

The proposed choice of colour and materials would be out of character with the prevailing traditional character of the Darnley Road Conservation Area and therefore the submission fails to satisfy condition 4 of planning application 20240754

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	5th February 2025	Dated:	5th February 2025