

Delegated Report

Approval of Details Application

Application no:	20250377
Location:	East Court Manor East Court Farm Church Lane Gravesend
Description:	Application for the approval of condition 3 (Joinery) attached to planning reference number 20230321.
Applicant:	Harbinder Bhandal
Site Visit Date:	N/A

Planning permission was granted under application ref. 20230321 on 14 June 2023 for 'Retention of insulation and new plaster and rebuilding rear outhouse; replacement of 3 no. uPVC dormer windows with purpose made timber dormers and pitched roofs; installation of dormer window to the south elevation; internal and external alterations and renewal of electrical and plumbing services; installation of new kitchen, utility room and bathrooms; installation of external lighting (wall-mounted and free-standing) and CCTV camera; conversion of part of outbuilding to plant room and re-roofing outbuilding; construction of entrance gates to Church Lane; reconstruction of garden wall to accommodate mature lime tree'.

This was subject to a number of conditions including condition no. 3 which this application seeks to discharge.

Condition 3 is:

3. *Prior to their installation, full details of the colour/design of the entrance gates hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.*

Reason: To ensure a satisfactory standard of appearance upon the completion of the development, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014 and Saved Policies TC2 and TC3 of the Gravesham Local Plan First Review November 1994.

The information submitted in pursuance of this condition is:

- Application form;
- Drawing no. ECM/0424/02 – Entrance gates: joinery details.

Consultations

No response from:

- GBC Conservation Officer

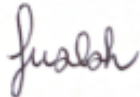
Analysis

The submitted drawing shows the timber gates would have sympathetic proportions and mouldings which would respect the setting of the Grade II listed East Court Manor. As such it is considered that sufficient details have been submitted and condition 3 of planning permission ref. 20230321 can therefore be discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	16th June 2025	Dated:	16 June 2025