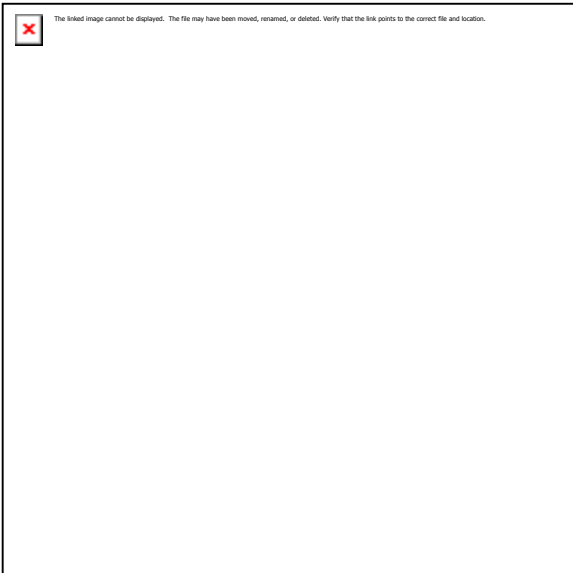




Delegated Report

Planning Application

Planning Application No: 20220826

Location: Knights Place Farm Watling Street Cobham Gravesend

Description: Application for approval of conditions 3a,b,c,d,e and f attached to planning permission reference number 20201238 relating to schedule of all windows and doors at a scale of 1:5, details of how the existing cowls will be restored, location of all rainwater goods, details of the damp proof membrane to be used, schedule of internal fixture and fittings to walls, ceilings and floors including decorations and service outlets (electrical sockets, switches, supply/consumer units, etc and details of relationship between kitchen units to external walls

Applicant: Mr Mark Lucas, Hollaway Studios

Submitted Documents/Plans

- Planning Application Form;
- Drawing No. 314-A01;
- Drawing No. 314-A02;
- Drawing No. 400-A01 P0 – Schedule of Internal Fixtures; and
- Drawing No. 420-A01.

Relevant Planning History

Reference	Description	Decision	Decision Date
20201238	Application for Listed Building Consent for the conversion and alteration of existing stables to four holiday lets with associated car parking and physical works.	Permitted	05.03.2021

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
- CS20 - Heritage and the Historic Environment

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Buildings

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 15 – Conserving and enhancing the natural environment
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

GBC – Conservation Architect

No adverse comments subject to external all joinery (windows and doors) and weatherboarding being stained black.

Officer's Analysis

Condition 3

Before the development hereby commences, the following details and samples shall be submitted to and approved in writing by the Local Planning Authority:

- A schedule of all windows and doors at a scale of 1:5;*
- Details of how the existing cowls will be restored;*
- Location of all rainwater goods;*
- Details of the damp proof membrane to be used;*
- Schedule of internal fixture and fittings to walls, ceilings and floors including decorations and service*

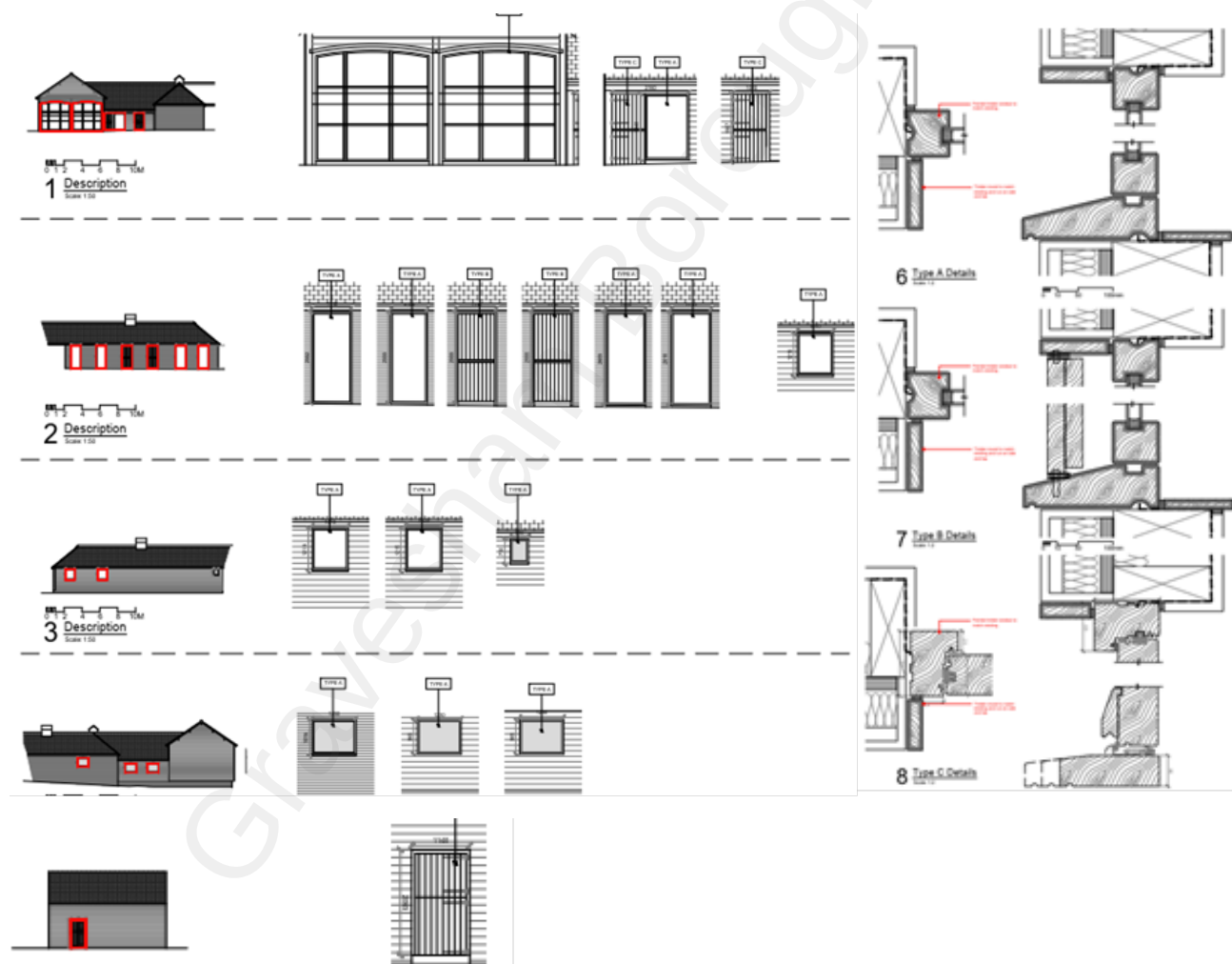
- outlets (electrical sockets, switches, supply/consumer units, etc.);
 f) Details of relationship between kitchen units to external walls;
 g) all other external facing materials; and
 h) details of modern fittings (such as external lighting) to be removed and how the structure will be made good.

The details submitted and approved in accordance with items (a) to (h) shall be implemented to the satisfaction of the Local Planning Authority before the development is brought into use.

The following information has been submitted to discharge condition 3a, b, c, d, e and f.

Planning Application Form;
 Drawing No. 314-A01;
 Drawing No. 314-A02;
 Drawing No. 400-A01 P0 – Schedule of Internal Fixtures; and
 Drawing No. 420-A01.
 Sections a) and c)

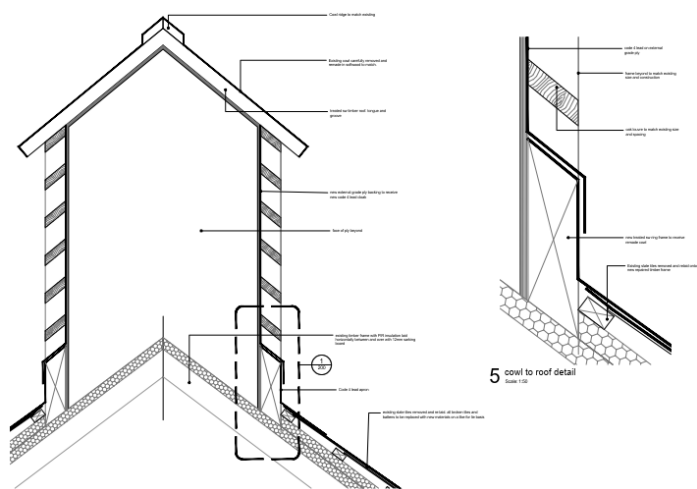
The following schedule of all windows and doors and location of rainwater goods are proposed which are acceptable, subject to all being stained black.



No further information is required and condition 3a) and c) can be discharged.

Section b)

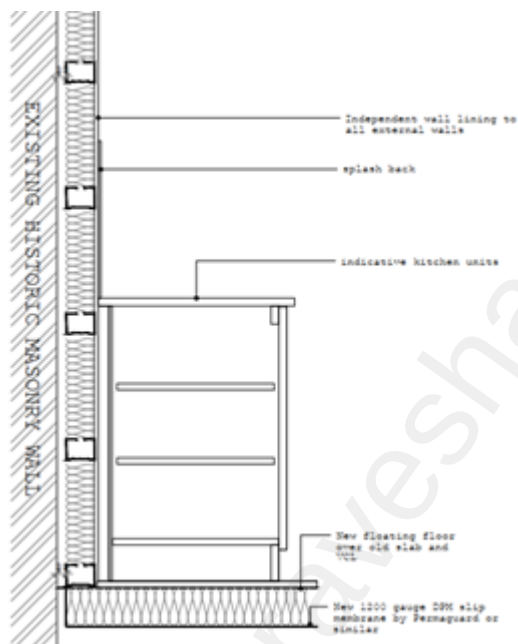
The following details of the cowl restoration proposed which are acceptable.



No further information is required and condition 3b) can be discharged.

Sections d) and f)

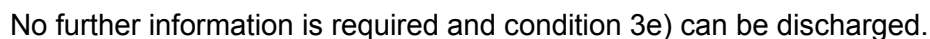
The following details of the damp proof membrane to be used, and relationship between existing wall and cabinet proposed which are acceptable.



No further information is required and condition 3d) and f) can be discharged.

Section e)

The following schedule of internal fixtures and fittings are proposed which are acceptable.



Sufficient information has been submitted to discharge condition 3 a), b), c), d), e), and f), subject to external all joinery (windows and doors) and weatherboarding being stained black.

ADET - Approval of details

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

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