



Delegated Report

Approval of Details Application

Application no:	20260565
Location:	Former St Josephs Convent Preparatory School 46 Old Road East Gravesend Kent
Description:	Application for the partial approval of condition 18 (External Facing Materials) attached to planning reference number 20240013.
Applicant:	Mr Rustom Chichger, Galliard Home SLtd
Site Visit Date:	N/A

Planning permission was granted for 'conversion of existing Victorian building into 6 flats. Demolition of existing outbuildings. Erection of a 3 storey medical centre. Erection of a building containing 7no flats. Erection of 41no houses. Associated works to include; access, public open space and landscaping' under application ref. 20240013 on 21 November 2025.

This was subject to a number of conditions including condition no. 18 which this application seeks to partially discharge. It is stated on the application form that partial discharge is sought in so far as it relates to the facing materials for the houses only. This means it does not include the doctor's surgery element of the development permitted under application ref. 20240013.

The information that has been submitted in pursuance to this condition is:

- Cover Letter;
- Application form;
- Drawing no. 2601-P01 Rev. A – Front Elevation Details Houses;
- Drawing no. 2601-P02 Rev. A – Rear Elevation Details Houses;
- House Facing Materials Schedule; and
- Drawing (un-numbered) - Brick Selection.

Consultations

No response:

- Ward Councillors

Officer's Analysis

Condition 18 is:

18. 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, including details of window reveals, front doors and canopies. 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 development and to ensure a satisfactory visual

relationship between the existing and new development in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Bricks

Vandersanden corum – Yellow stock



Vandersanden bivio – Light grey



Vandersanden highbury – Selected dark



The location of these 3 different bricks is proposed as follows:



brick colours



yellow stock



light grey



selected dark



This shows that those dwellings nearest to the site entrance would be yellow stock brick which would be sympathetic to the existing dwellings on Old Road East. The light grey and selected dark bricks would then be used further in the site which is considered acceptable for this new development which is to the rear of the Old Road East and not in that active street frontage, it therefore does not need to match in with the dwellings on Old Road East specifically.

The proposed brick choices are therefore considered acceptable.



Roof tiles

Marley Interlocking concrete roof tiles in Smooth Grey.



There is a mixture of roof coverings in the vicinity as can be seen in the below image:

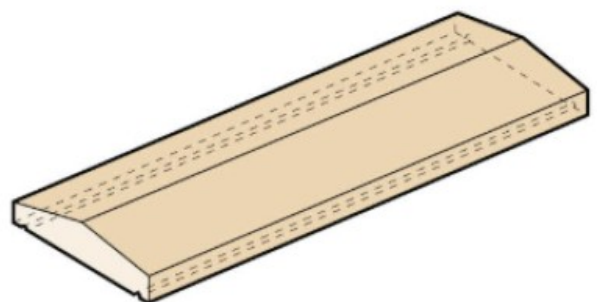
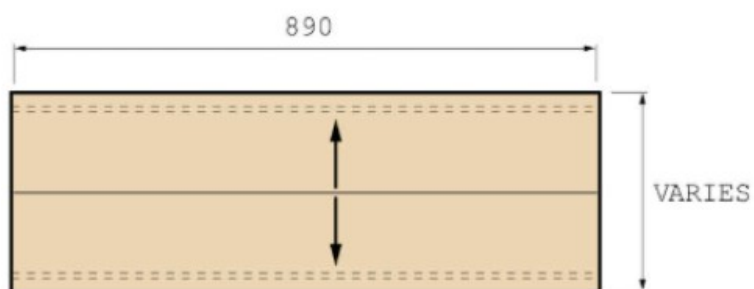


The proposed grey roof tiles are considered acceptable as there are a number of grey tiled roofs in the surrounding area.

The proposed roof tile is therefore considered acceptable.

Coping stone to top of exposed party walls

Concrete reconstituted stone in Portland stone colour, twice weathered





This is considered a sympathetic coloured stone for the party walls between the grey tiled roofs.

It is considered the coping stone is acceptable.

Windows

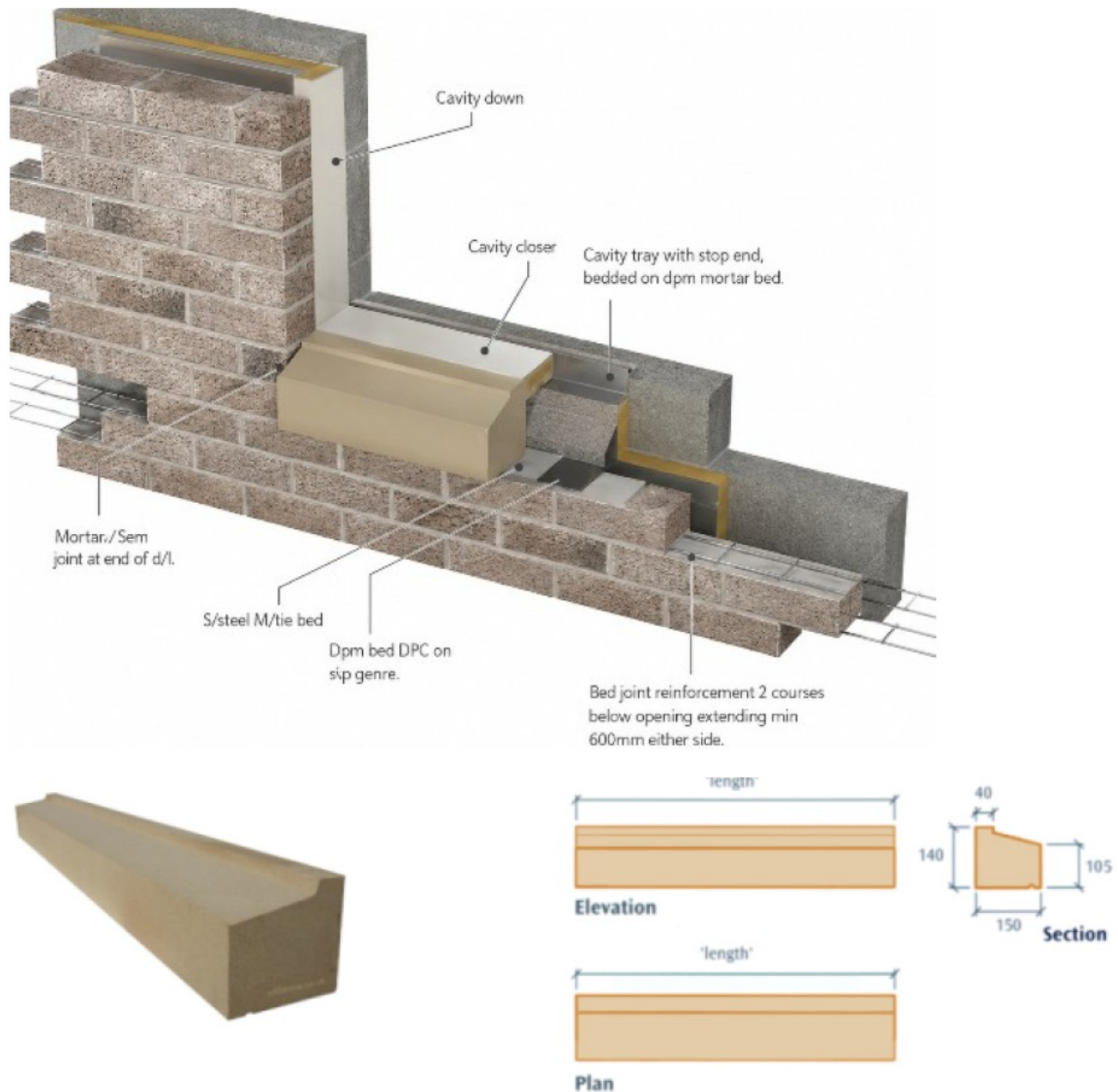
White uPVC windows.



UPVC windows are considered acceptable in this location.

Window cills

Chamfered concrete/reconstituted stone cills to windows at front of houses only in Portland stone colour



The concrete window cills are considered acceptable in respect of material and shape.

Window reveals

Cross sections have been submitted to show the position of the windows in the reveal which is considered acceptable.

Front door

RAL 7038 Agate Grey with stainless steel ironmongery.



The front door material and design is considered acceptable in this location.

Garage door

Steel in RAL 7038 Agate Grey.



The garage door material and design is considered acceptable in this location.

Door Canopy

Mono pitch entrance door canopy with a white fascia and grey roof in standard RAL grey to match selected roof tiles.



The roof canopy tiles and fascia are considered acceptable.

Rainwater goods

Black uPVC



The rainwater goods are considered acceptable.

Conclusion

It is considered that sufficient information has been submitted for the partial discharge of condition no. 18 of planning permission reference number 20240013, in so far as it relates to the facing materials to the houses only.

This partial discharge of condition 18 of planning permission reference number 20240013 does not include the facing materials for the doctor's surgery or the new apartment block fronting Old Road East for which approval of condition 18 still needs to be made. An informative to this effect will be required.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>F Walsh</i>
Dated:	23rd July 2026	Dated:	24 July 2026