

Delegated Report

Application No: 20260426

Location: St Josephs Convent Of Mercy, Hillside Drive, Gravesend DA12 1NY

Description: Application for the approval of condition 11 (Soft Landscaping) attached to planning reference number 20241161.

Applicant: Sisters Of Mercy

Submitted Documents/Plans

Application form
Cover letter
Detailed Plant Schedule and Specification by Lizard
Drawing no. LLD3629-LAN-DWG-100 rev 00 (soft landscape plan)
Drawing no. LLD3629-LAN-DWG-200 rev 00 (detailed planting plan)
Drawing no. LLD3629-LAN-DWG-300 rev 00 (soft landscape details)

Relevant Planning History

20241161 Change of use of surplus convent buildings into two 6-bedroom townhouses, demolition of existing single-storey extensions to the west and construction of a 2-bedroom attached chalet bungalow, reorganisation of the convent car park and alterations to create a front entrance, erection of two single-storey bays to the rear elevation, dividing up the existing garden, and forming a new driveway to access the gardens to the rear.

Approved 09.07.2025

Consultations, Publicity and Representations

As this is an application for condition discharge for soft landscaping no consultations have been undertaken.

Analysis

Condition 11 of 20241161 states:

Prior to the first occupation of the dwelling hereby approved, details of a soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. The approved scheme shall be carried out in full during the first available planting season following first occupation of the dwelling hereby approved. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the soft landscaping scheme is implemented shall be replaced with a species of a similar size and

species during the next available planting season.

Reason: To ensure that the landscaping is maintained in the long term in the interests of the visual amenity of the development and the wider area, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

The drawings submitted and planting schedule show native shrub planting to the rear (south), wildflower grassland to the south of the access road, flowering grass to the rear gardens of the properties, areas of ornamental planting to the rear of the new dwelling and to the front of the main building and grasscrete parking areas. There will be a native hedgerow to the west of the development and two native trees to the front of the main building.

This plan matches that which has been approved in line with the ecology conditions and the details are considered acceptable. Condition 11 can therefore be discharged.

Recommendation:

Discharge condition 11 of 20241161.

See draft Decision

Case Officer: Alison Webster	Team Leader: Richard Hart
Signed: 	Signed: R Hart
Dated: 17 June 2026	Dated: 1st July 2026