

Delegated Report

Approval of Details Application

Planning Application No: 20250456

Location: East Court Manor East Court Farm Church Lane Gravesend

Description: Application for the approval of condition 3 attached to planning reference number 20240508 relating to detailed drawings at a scale of 1/10 and 1/2 or full size of the gates including details of their colour and finish and the colour and finish of the fencing either side of the inner gates.

Applicant: Harbinder Bhandal

Site Visit Date: N/A

Planning permission was granted under application ref. 20240508 on 13 August 2024 for construction of 3 no. entrance gates, gate piers/posts, intercoms and speed humps. This was subject to a number of conditions including condition no. 3 which this application seeks to discharge.

Condition 3 is:

3. Prior to installation of the gates, detailed drawings at a scale of 1/10 and 1/2 or full size of the gates including details of their colour and finish and the colour and finish of the fencing either side of the inner gates 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: *In order to protect the architectural and historic interest of this grade II listed building in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policy TC2 of the Gravesend Local Plan First Review (1994).*

The information submitted in pursuance of this condition is:

- Cover Letter;
- Application form;
- Drawing no. ECM/0424/01 Rev. C – South entrance drive as existing & as proposed;

- Drawing no. ECM/0424/02 – Entrance gates: joinery details;
- Drawing no. ECM/0424/03 – Entrance gates: joinery & brick pier details
- Drawing no. ECM/0424/04 – Entrance gates: gate post & meeting stile details;
- Drawing no. ECM/0424/05 – Entrance gates: upper hinge & pintle details; and
- Drawing no. ECM/0424/06 – Entrance gates: lower hinge details.

Consultations

No response from:

- GBC Conservation Officer

Analysis

The correct details have been submitted as they are at 1:10 and full size scale. The gates would be timber in an off-white painted finish. The wood would be accoya with stainless steel bolts and hinges. The mouldings of the gates are sympathetic including the hinge details. The brick piers are of traditional design with base and capping stone. The piers would be constructed with handmade red stock bricks with the dimension based on imperial size bricks manufactured by WT Lamb with moulded plinth bricks. The mortar mix would be 1 part lime putty: 3 parts sand: 67% silver sand with joints recessed to expose the arisses of the bricks. The piers would be constructed in traditional and sympathetic design and materials. The fence panels either side of the inner gates would be traditional featherboard fencing which would match the fencing which already exists to the rear of the building.

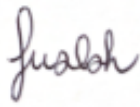
Analysis

The submitted information shows that the timber gates, posts and fencing 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. 20240508 can therefore be discharged.

Recommendation:

Approval of details

(For detailed informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	1 st July 2025	Dated:	02 July 2025