



Delegated Report

Approval of Details Application

Planning Application No: 20240197

Location: St Marys Church Room Sole Street Cobham Gravesend

Description: Application for approval of condition 3 and 4 attached to planning permission reference number 20221301 relating to a details and samples of all materials and finishes to be used in the external faces of the building (including window joinery details, external cladding and roof material) and a scheme detailing the proposed soft and hard landscaping of the land surrounding St Mary Church Room.

Applicant: Mr Ron Chamberlain

Submitted Documents/Plans

Application Form
Window Details (Updated on 04.06.24)
SMCR/001 – Proposed Window Schedule
SMCR/002 – Street Scene Elevations
Section C1
Section C2 (Double)
Section C2 (Single)
Sections of All Windows
Hard and Soft Landscaping Details
Permeable Paving Details
Roof and Wall Details
Site Photo's
Colour Chart
Photographs

Superseded:

Window Details

Relevant Planning History

Reference	Description	Decision	Decision Date
20221301	Demolition of existing kitchen, wc and south porch. Erection of a single storey kitchen and wc block and entrance porch. Existing UPVC windows to be replaced by timber windows and a new window opening created on the south side. On the north side a window will be replaced with an escape exit door and the old exit door to be replaced with a high level window. External ramps are to be provided for disabled access to the building	Permitted	13.02.23

	and the roof and external walls will be renewed.		
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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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC2 – Listed Buildings

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006);
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

The Conservation Officer has provided verbal comments to the plans provided, which have evolved in the course of this application. The following summarises the comments:

23/04/24 (Initial Comments):

- Concerns arose regarding window thickness, proportions and double glazing.
- Concerns if the stained-glass window would be replaced.
- Proposed colours would be reasonable.

04/06/24 (updated comments):

- The additional drawings and proposed double glazed sealed units would be acceptable.
- It is positive that the existing stained-glass windows will be refurbished and retained
- It should be ensured that a white spacer is used on the seal units (not silver or black) and no trickle

vents should be used.

Following the latest comments, the window details provided were updated by the planning agent to show a white spacer and remove trickle vents.

Officer's Analysis

Condition 3 of 20221301 is as follows:

Prior to above ground works commencing, details and samples of all materials and finishes to be used in the external faces of the building (including window joinery details, external cladding and roof material) shall be submitted to and approved in writing by the Local Planning Authority; the development thereafter shall be carried out in accordance with the approved details.

Reason To ensure a visually attractive development which protects this non-designated heritage asset in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014).

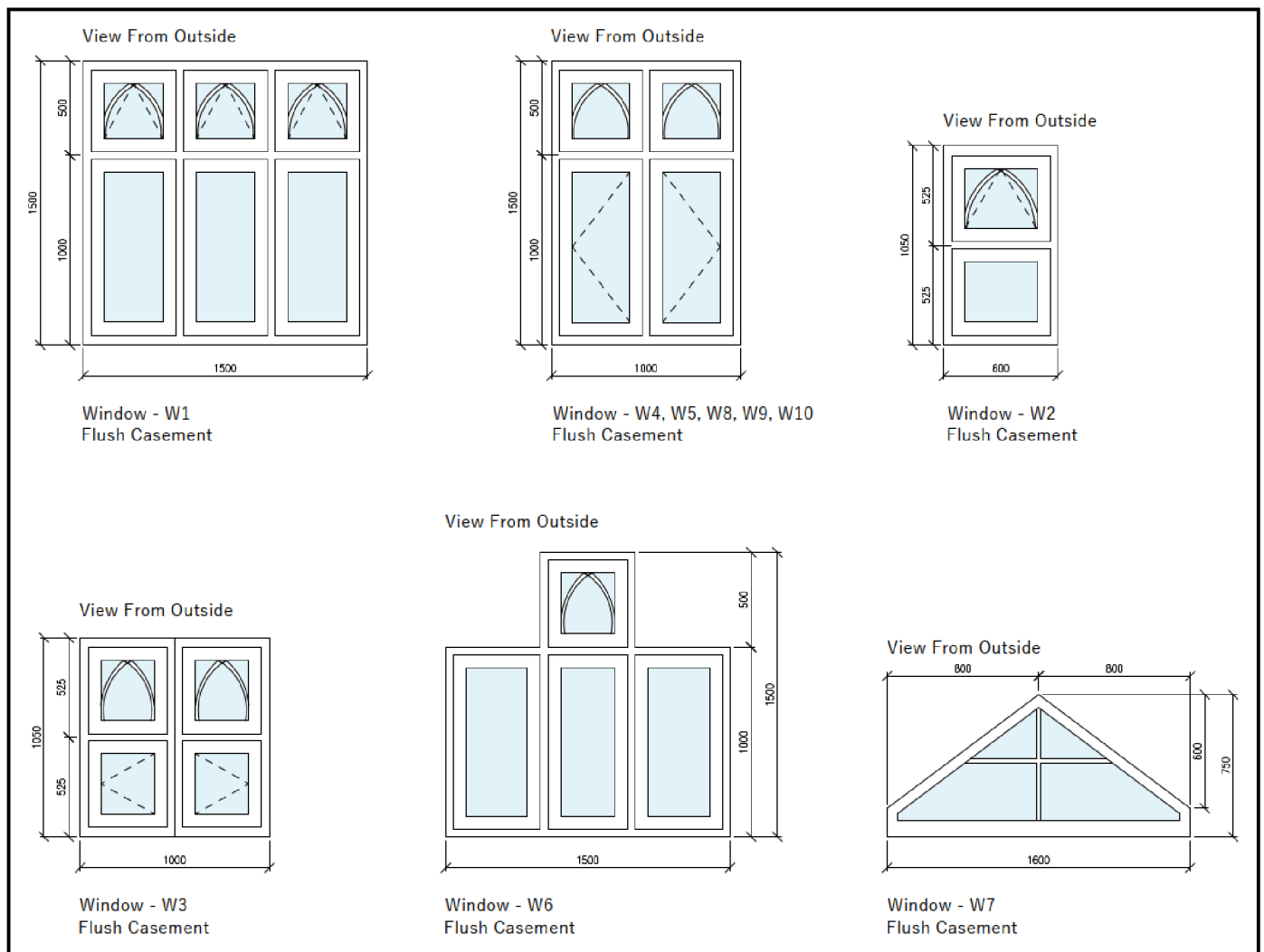
In response to this condition, details submitted with this application include; Window Details, Roof and Wall Details. The walls would use corrugated panels, in a Goosewing Grey colour and the Roof would use corrugated panels in juniper green. The windows would be timber and painted white.

The proposed colours are included below for information.



The conservation officer has confirmed that these materials would be acceptable on this tin tabernacle building.

Elevations and joinery details for the windows were also provided. The windows are shown below for information (Not to Scale):



These elevations along with the sections provided detail; timber framed, double glazed windows, with a thickness of 26mm. Ideally single glazed windows would be used with a thickness no greater than 12mm. However, the Conservation Officer has advised that this would be acceptable in this instance. The use of timber windows would be considered appropriate on this Non-Designated Heritage Asset.

The details submit would meet the requirements of condition 3 and would serve to meet the purposes of the condition in that it would ensure a visually attractive development which would protect the non-designated heritage asset.

Condition 4 of 20221301 is as follows:

Prior to above ground works commencing, a scheme detailing the proposed soft and hard landscaping of the land surrounding St Mary Church Room shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the materials of the paved areas, low walls, ramps and handrails. It shall also include the type and species of planting to be carried out. Thereafter the approved landscaping scheme shall be carried out in full during the first available planting season following completion of the works.

Reason To enhance the setting of the building and its contribution to the character of the area, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014).

In response to this condition, details submitted with this application include; Hard and Soft Landscaping Details, Permeable Paving Details.

The details show a permeable paving slab, grey in colour. It also states that the ramps would be surfaced in

concrete. It is also stated that boundary walls would be made good, there would be low walls forming planting beds, using timber sleepers of rendered blockwork and handrails would be installed in powder coated steel.

In terms of soft landscaping a mix of planting which include evergreen and herbaceous hardy perennial planting is proposed, which would be planted in the proposed planting bed to the south and east boundaries adjacent the highway.

The approved plan on the original submission details the gradient of the access ramp and a 100mm high brick kerb to each side with handrail 1000mm height above surface of ramp. Details including height and appearance of the low walls forming the planting bed and fencing shown on the approved sit plan have been provided and details in drawing no. SMCR/002 Street Scene Elevations. The handrail would form only part of the site. The brick wall would be relatively short and serve to mark the boundary with the public highway only.

The requirements of condition 4 have been met by the submitted details and would accord with the purposes of the condition in that it would ensure that the development would enhance the setting of the building and its contribution to the character of the area.

Conclusion

The detail submitted adequately shows that the approved development would meet the aims of the conditions 3 and 4; it would be visually attractive and protect the character and appearance of the Non-Designated Heritage Asset.

As such it is recommended that sufficient information has been provided to discharge condition 3 and 4 and, no further information or clarification is required

Conclusion & Recommendation

Approval of Details.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	10 th June 2024	Dated:	12 th June 2024