



Delegated Report

Approval of Conditions Application

Application No:	20240255
Location:	Land To The Rear Of Bridge Bar And Club, 24 Stone Street, Gravesend, Kent, DA11 0NP
Description:	Application for the approval of condition 9 and 18 attached to planning permission reference number 20211196 relating to details of surface finishes for roads and footpaths (9) and full details of the open space, the design and landscaping of all un-built areas of any part of the development (18).
Applicant:	Mr Lakh Kallar

Submitted Documents/Plans

- Application Form – 19 March 2024;
- Drawing no. 3582/P/13 – Proposed Landscape Site Plan;
- Drawing no. 7691-MBP-XX-XX-DR-C-0503 – P02 – External Layout Works Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240036	Application for the approval of conditions 7, 8, 9, 18 and 21 attached to planning permission reference number 20211196 relating to a detailed sustainable surface water drainage scheme for the site (7), a detailed highway scheme (to accord substantially with Drawing No.D1.10 Rev E contained (8), details of surface finishes for roads and footpaths (9), full details of the open space, the design and landscaping of all un-built areas of any part of the development (18) and details of the proposed means of foul and surface water sewerage disposal (21).	REFUSAL OF DETAILS	13.03.2024
20211196	Application for a minor material amendment to planning permission reference no. 20191187 for Demolition of outbuildings, excavation of soil to form a lower ground and upper ground floor B1 use, unloading bay and refuse areas with construction floors 1 to 4 providing a total of 3no. one bedroom self-contained flats and 11no. two bedroom self-contained flats and associated external works to allow alterations to the main entrance from Rathmore Road to Athboy Road and amendments and substitution to	PERMITTED	14.02.2022

	approved plans.		
--	-----------------	--	--

Officer's Analysis

This is an application for the approval of conditions 9 and 18 attached to planning permission reference 20211196 relating to details of surface finishes for roads and footpaths (9) and full details of the open space, the design and landscaping of all un-built areas of any part of the development (18).

Condition 9 states the following:

9. *Prior to the commencement of development details of surface finishes for roads, footpaths have been submitted to and approved in writing by the Local Planning Authority and the development shall thereafter only be carried out in accordance with the approved details.*

This condition was attached to ensure that the standard of the development does not impact on the character of the area.

The application has been supported by details of surface finishes for accesses and footpaths for the development and therefore adequate information has been submitted to discharge condition 9.

Condition 18 states the following:

18. *Prior to the commencement of development full details of the open space, the design and landscaping of all un-built areas of any part of the development, including all pedestrian and cycle linkages, public art, hard and soft surfacing and means of enclosure for the residential outdoor amenity space, any children's play equipment and street furniture proposed in the development. Furthermore, the scheme shall ensure that the flood defence line is set as far back within the landscaped area as is reasonably practical to maximise the provision of flood storage volume. The scheme shall also seek to enhance the ecological value of the river frontage. The details shall be submitted to and approved in writing by the local planning authority. The approved landscaping scheme shall be completed within one year of the completion of the development.*

This condition was attached to ensure that the development improves the character and amenity of the area.

The application has been supported by details of hard and soft landscaping. The hard surfacing details define the treatments and layouts, which are considered to be sufficient. The soft landscaping details are more limited, however seek to retain the grass verge with some improvement through planting which is acceptable in principle. Therefore, the details provided are sufficient to discharge condition 18.

Conclusion

The details submitted are adequate to discharge condition 9 (surface finishes – roads and footpaths) and condition 18 (landscaping).

Recommendation

Approval of Details

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	

Dated:	7 th May 2024	Dated:	10 May 2024
---------------	--------------------------	---------------	-------------