



Delegated Report

Application No:	20230087
Location:	St Johns Ambulance, Brigade H Q, Armoury Drive, Gravesend DA12 1NB
Description:	Application for the approval of condition 4 attached to planning permission reference number 20200561, relating to a scheme of hard landscaping and boundary treatment including details of how the boundary walls will be made good after the demolition of the existing buildings
Applicant:	Mr. Christopher Ward

Submitted Documents/Plans

Application form
Permeable paving brochure
Block paving brochure
Hydropave permeable paving
Braemar brochure
Boundary wall detail
Boundary wall brickwork remedials
Drawing no. 2202-S-104 rev C1D (proposed site layout external finishes)

Relevant Planning History

20200561 Demolition of vacant brick buildings and erection of 2 no. one bedroom bungalows and a two storey block containing 4 no. two bedroom flats with associated access from Albert Murray Close and Armoury Drive, car parking, landscaped amenity and ancillary enclosures.

Permitted 23 December 2020

Consultations, Publicity and Representations

KCC Archaeologist

The proposals are acceptable. From an archaeological perspective it will just be good to keep and re-use elements of the historic fabric.

GBC Conservation Architect

There is no specification for the type of mortar mix or the finish of the pointing. Is any general repointing required to the wall as this is not covered; only the removal of a window in the wall and

the relaying of the top of the wall are set out in the document/ engineer's sketch drawings. If replacement bricks are required, these too will need specifying, i.e. reclaimed stock to match existing, not new.

The applicant has agreed, in consultation with the Conservation Officer, that the preferred option is to clean the wall via a high-temperature Doff clean and a photo has been provided showing a test patch.

The Conservation Officer provided an email in full support of this option dated 30 January 2024.

Analysis

Condition 4 of 20200561 states:

4. *Prior to the occupation of the dwellings herein approved a plan shall be submitted to the Local Planning Authority for approval showing a scheme of hard landscaping and boundary treatment including details of how the boundary walls will be made good after the demolition of the existing buildings on site . The approved works shall include (where possible) details of the reuse of materials, such as bricks, to be used on the garden and other boundary walls. The approved works shall be completed in accordance with the approved details prior to the completion of the development or the first occupation of any of the residential dwellings, whichever is sooner.*

Reason: To protect and enhance the appearance and character of the site and locality in accordance with Policy CS19 of the Core Strategy and paragraph 127 of the National Planning Policy Framework (2019).

The applicant has provided a site layout plan showing:

Block paving to parking bays to be finished in Tobermore Hydropave Tegula in slate
Paving slabs to path and patios to be finished in Tobermore Braemar paving product in Alto silver
A 150mm pebble strip to building perimeter
Areas to the front of the properties and all rear gardens to be turfed and landscaped.

The proposed hard and soft landscaping is acceptable.

The applicant has also provided a section diagram showing remedial works to the boundary wall.

Concerns were raised by the Council's Conservation Officer that there was no specification for the type of mortar mix or the finish of the pointing but this should be lime rich (1 lime, 1 cement, 6 semi sharp and) and the finish to be slightly recessed, flat faced (not buckled handle or weather struck) and brushed to expose the aggregate. The point was also made that if any replacement bricks are required these would need specifying and should be reclaimed stock to match the existing rather than new bricks.

The applicant confirmed by email received 14 June 2023 that the sections of wall that are fair faced will be treated as per the above advice.

There is a section of wall that formed the internal face of the old storage shed that was demolished on site. This section of the wall is decorated. Different methods of how this should be treated were discussed and it has been agreed that this section of the wall will be Doff cleaned at a high temperature as shown on photos submitted on 21 March 2024.

This condition can be discharged.

Recommendation:

Discharge condition 4.

See draft Decision

Case Officer:	Team Leader: Miss Faye Hobbs
Signed: 	Signed: 
Dated: 25 March 2024	Dated: 26 March 2024