



Delegated Report

Approval of Details Application

Planning Application No: 20250657

Location: Smith Cottage, Butchers Hill Shorne Gravesend

Description: Application for the approval of condition 4 attached to planning reference number 20250292; a sample of the roof slate shall be submitted.

Applicant: Mr Garry Aldous

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Schedule of Proposed Materials – Revision A – received 23.09.25; and
Welsh Slate Commercial Document.

~~Schedule of Proposed Materials – June 2025 – received 30.06.25.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20250292	Erection of a first floor rear extension.	Permitted	20.06.2025

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
- TC3 – Development Affecting Conservation Areas

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and Enhancing the Natural Environment
- Section 16 – Conserving and Enhancing the Historic Environment

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Landscape Character
- Management Plan – Rural Conservation Area Appraisals (2016)
- Shorne Rural Conservation Area Appraisal (2017)

Consultations, Publicity and Representations

Consultees

GBC – Conservation Architect

Initial Comments – 23.07.25

The Spanish Slate sample is unacceptable. Visually the sample appears a poor match for Welsh slate, particularly in terms of colour variation and potential for discoloration over time. Welsh slate is known for its blue-grey and heather/purple hues, whereas Spanish slate is more commonly black or grey and can fade or discolour more noticeably with age. A Blue/Grey colour is required to match Welsh Slate and without mica content which is prone to staining, cracking and premature failure.

Second Comments – 29.09.25

The Welsh slate is acceptable.

Officer's Analysis

Roof Slate Sample

Condition 4

4. Prior to any above ground works, a sample of the roof slate shall be submitted to and approved, in writing, by the Local Planning Authority.

The development shall be implemented in accordance with the approved details.

Reason - In order to ensure an acceptable standard of development upon completion, in accordance with adopted Local Plan Core Strategy Policy CS19.

The following information has been submitted to discharge condition 4.

Planning Application Form;
Schedule of Proposed Materials – Revision A – received 23.09.25; and
Welsh Slate Commercial Document.

The revised submitted details of Welsh Slate as received on 23rd September 2025 supersede the initial submission of Spanish slate which was considered unacceptable.

The use of Welsh Slate as per the Materials Schedule Revision A, the Commercial Document and the physical sample are acceptable and appropriate for the dwelling.

Proposed Materials

ROOF



WELSH NATURAL SLATES – BLACK
(See Declaration of Performance sheet and submitted sample)

The proposed Welsh Slate is acceptable and Condition 4 has been addressed in its entirety and can be discharged.

Conclusion

Sufficient information has been submitted to discharge condition 4 of planning approval 20250292.

Recommendation

ADET - Approval of Details

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

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	6 th October 2025	Dated:	6th October 2025