

Delegated Report

Approval of Details Application

Planning Application No: 20211460

Location: Serenity Beauty Rooms 1 - 2 Darnley Road Gravesend Kent

Description: Application for approval of condition 5 attached to planning permission reference number 20210317 relating to details of the shopfront.

Applicant: Mrs Imrana Khanam

Site Visit Date: Desktop Assessment

Relevant Planning History

20210317 Application for change of use from a hairdressers (Class E (Cii)) to an indoor virtual reality recreational fitness centre (Class E(d)) and new shopfront, **Approved 10.11.2021**

20070282 1 - 2 Darnley Road, Gravesend - Change of use from A1 retail to A2 estate agents and energy assessor. **Approved 24.05.2007**

20070954 1 - 2 Darnley Road, Gravesend - Continued display of externally illuminated fascia sign. **Approved 20.12.2007**

20080408 1 - 2 Darnley Road, Gravesend - Change of use from A2 estate agents to a hair, beauty and tanning salon – **Approved 20.06.2008**

20110042 - 1 - 2 Darnley Road, Gravesend - Continued use of rear part of 1-2 Darnley Road as a treatment room. **Approved 11.04.2011**

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS19 - Development & Design Principles

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Consultations, Publicity and Representations

The application is for an approval of details for external facing materials and, as such, there is no requirement for consultations with consultees, neighbours or advertisement.

Officer's Analysis

Condition 5

Prior to Installation

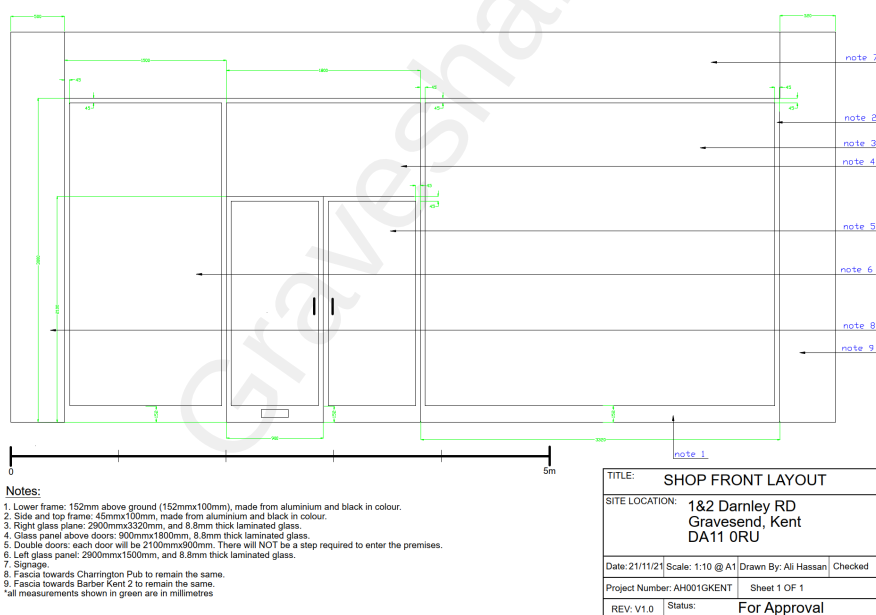
Prior to the installation of the replacement shopfront on the Darnley Road elevation, a drawing at a scale of 1:10 with 1:2 or full size joinery details of the new shopfront and replacement door and window shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: In order to protect the character and appearance of the King Street Conservation Area in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy S4 of the Gravesham Local Plan First Review (1994).

The following information has been submitted for condition 5:

- Application Form;
- Shop Front Layout (elevation) rev V1.0;
- Shopfront Joinery Details, rev V1.1;
- Email dated 15.02.2022 confirming Comar C1 details;
- Email dated 07.03.2022 confirming 9005 jet black RAL colours.

An extract of the elevation plans has been submitted below;



The application submitted mentions that the materials would be the same as the existing shopfront, but with black aluminium frames. The windows on the plan mentions it would be laminated glass.

Having liaised with the applicant on the specific detailing of the aluminium frame, further details have been submitted to clarify the aluminium frames to be installed. The details to be used has been confirmed as Comar CS1, from a London based company. It has been confirmed that the RAL number of the aluminium frames would be 9005 jet black and that the glass would be clear.

It is view of the the Local Planning Authority sufficient information has been provided to discharge condition 5 and no further information is required. No conflict with Policy CS19 (LPCS) or section 12 (NPPF).

Conclusion & Recommendation

Sufficient details has been provided to discharge condition 5.

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

Case Officer:	Ms Genna Henry	Team Leader:	Miss Faye Hobbs
Signed:	<i>G. Henry</i>	Signed:	
Dated:	08th March 2022	Dated:	09 March 2022