

Delegated Report

Approval of Details Application

Application no:	20241007
Location:	31 Shrubbery Road Gravesend Kent DA12 1JW
Description:	Application for the approval of condition 2 attached to planning permission reference number 20231109 relating to details of the flush eaves to be reinstated to the building.
Applicant:	Thanh Duong
Site Visit Date:	N/A

Planning permission was granted for change of use of public house to a single family dwelling with associated access, parking and amenity space and partial demolition of single storey side extension (including revisions to planning permission 20191193) under application ref. 20231109 on 13 September 2024. This was subject to a number of conditions including condition no. 2 which this application seeks to discharge.

2. Within one month of the date of this permission a scaled drawing at a scale of 1:10 showing details of the flush eaves to be reinstated to the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to protect the character and appearance of the Windmill Hill Conservation Area and protect the setting of the nearby listed buildings in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policy TC3 of the Gravesham Local Plan First Review (1994).

The information that has been submitted in pursuance to this condition is:

- Cover Letter;
- Application form; and
- Drawing no. 01 – Eaves detail.

The submitted drawing shows a flush eaves with a 150mm deep treated timber fascia painted black. The Conservation Officer has confirmed verbally that the flush eaves detail is acceptable and it is therefore considered sufficient information has been submitted to discharge condition 2 of application ref. 20231109.

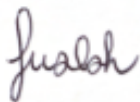
Conclusion

It is considered that the submitted details show an acceptable flush eaves detail which would protect the character and appearance of the Windmill Hill Conservation Area and the setting of the nearby listed buildings and condition 2 of application ref. 20231109 can be discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	19th December 2024	Dated:	23 December 2024