



Delegated Report

Discharge of Conditions Application

Application No:	20241082
Location:	29 Milton Road Gravesend Kent DA12 2RF
Description:	Application for approval of condition 2 and 3 attached to planning permission reference number 20240658 relating to full joinery details of the proposed shopfronts (to include all components of the shopfronts, including cornice, fascia, corbel, pilasters, cill and stallriser) at a scale of 1/10 and 1/2 or full size in plan, section and elevation and details of the shopfront colour.
Applicant:	Jappy Takhar

Submitted Documents/Plans

- Application Form – dated 26 November 2024.
- Letter – dated 26 November 2024.
- Drawing no. MRG/0724/02 Rev B - Proposed front elevation, plan and sections.
- Drawing no. MRG/0724/03 – Pilaster, blind box and fascia details: right hand shopfront.
- Drawing no. MRG/0724/04 – Pilaster, blind box and fascia details: left hand shopfront.
- Drawing no. MRG/0724/05 – Plan at shopfront level and plan at stall riser level.
- Drawing no. MRG/0724/06 – Shopfront joinery details.
- Drawing no. MRG/0724/07 – Door and frame to flats.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240658	Replacement shopfronts and replacement entrance door to flats above shop and addition of steps.	Permitted	04.10.2024

Consultations, Publicity and Representations

GBC Licensing Team (Regulatory Services) – No response.

Officer's Analysis

This is an application for the approval of conditions attached to planning permission reference number 20240658, relating to:

- Full joinery details of the proposed shopfronts (2)
- Details of the shopfront colour (3)

Condition 2 states the following:

2. *Within 1 months of the date of this decision, notwithstanding the details shown in the approved plans, full joinery details of the proposed shopfronts (to include all components of the*

shopfronts, including cornice, fascia, corbel, pilasters, cill and stallriser) at a scale of 1/10 and 1/2 or full size in plan, section and elevation as appropriate, shall be submitted to and approved in writing by the Local Planning Authority. The approved shopfronts shall then be installed within 6 months of the date of the approval of these details.

Reason: In order to ensure an acceptable standard of development upon completion and to enhance the character and appearance of the building and Milton Place Conservation Area, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core 3. Strategy (2014) and saved Policies TC3 and TC9 of the Gravesham Local Plan First Review (1994).

In response to planning application 20240658, the GBC Conservation Officer commented as follows:

Retention of historic detailing is paramount and any such detailing needs to be revealed/reinstated. The shopfronts need to be unified traditional timber shop fronts, but clearly respecting their individual joinery detailing – diversity in a unified monotony.

Sufficient and appropriate detail of the proposed joinery has been submitted. These details are considered to be acceptable. Appropriate materials are proposed (timber) and the proposed joinery details would ensure that the historic shopfront is reinstated. The details would meet the requirements set out in the comments of the Conservation Officer. They will respect the character and appearance of the application building and the surrounding Milton Place Conservation Area.

Condition 3 states the following:

3. *Within 1 months of the date of this decision, details of the shopfront colour shall be submitted to and approved in writing by the Local Planning Authority. The proposed colour should be unified across the shopfronts hereby approved. The works shall be carried out within 6 months of the approval of these details.*

Reason: In order to ensure an acceptable standard of development upon completion and to enhance the character and appearance of the building and Milton Place Conservation Area, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC3 and TC9 of the Gravesham Local Plan First Review (1994).

In the letter accompanying this submission, it is confirmed that the proposed colour for the entire shopfront is to be “Rail Blue”. A link has been provided to the manufacturers website which provides more information concerning the product. It is considered that this colour would be appropriate and would enhance the character and appearance of the building and Milton Place Conservation Area.

Conclusion

For the reasons set out above, it is considered that the details submitted pursuant to condition 2 (joinery details) and 3 (shopfront colour) of planning permission 20240658 are acceptable.

Recommendation

Discharge conditions 2 and 3 of planning permission 20240658.

Case Officer:	Mr Gary Edwards	Team Leader:	Mrs Faye Walsh
Signed:	<i>G. Edwards</i>	Signed:	
Dated:	22 January 2025	Dated:	22 January 2025

