



Delegated Report

Discharge of Planning Conditions Application

Planning Application No: 20230650

Location: Ellenor Coldharbour Road Northfleet Gravesend

Description: Application for approval of conditions 4 attached to planning permission reference number 20230645 relating to samples of the external facing materials and finishes for each individual building or works of surfacing.

Applicant: Mr Ian Vince, Barnes Construction

Site Visit Date: 26/05/23

Submitted Documents/Plans

Application Form
Cover Letter
Materials Schedule
P0299-RHP-ZZ-XX-DR-A-1005 P9 – Phase 1 and Landscape Masterplan

Relevant Planning History

Reference	Description	Decision	Decision Date
20230848	Application for approval of conditions 5 and 12 attached to planning permission reference number 20230645 relating to full details of any new external lighting to the site, buildings and car park as amended, including details of the re-siting of any existing lighting for each building and full details of the proposed soft landscaping.	Pending Consideration	N/A
20230803	Application for non-material amendment to planning permission reference number 20230645 relating to roof to wellbeing extension raised slightly, mechanical and electrical design (M&E)- removed ventilation ductwork from existing wellbeing roof, red brick bands (existing or new not indicated on approved planning drawings) extending from existing wall (west elevation) around part of the new gable extension (west and part-south elevation)- new red brick bands added under enlarged replacement window and new extension window, workshop outbuilding omission (and retention of existing portacabin)Replacement of Acc WC 2 window like for like aesthetic (north elevation facing car park), ground floor link extension external wall changed to brick (on courtyard garden side)- was zinc, windowsill been lifted 150mm to two proposed windows on the new wellbeing extension facing the courtyard garden (north elevation) - where ground level rises up, external door/ window appearance altered (explored in more detail throughout),	Pending Consideration	N/A

	new Coldharbour Road to garden path wider and shape changed, incl retaining wall, fence line and railing type, rain water pipes quantities increase near canopy/flat roof infill (3no. instead of 1no.) Minor change of appearance to flat roof infill from planning Section A-A, extent of relocated plant (more now shown than on the S73; to service yard and rear wall facing Marks Sq behind body store), First floor dormer slight amendments to shape and appearance.		
20230645	Application for variation of conditions 2 of planning permission reference 20220633 to allow rear service yard and Service Store Outbuilding layout changes (including adjustments to room positions, room names, road position, kerbs, hardstanding, bollards and hard surfacing layout), Service Store Outbuilding roof eaves and rainwater goods material changes, Marks Sq gates and boundary treatment alterations and rear entrance canopy amendments in terms of shape and position, alterations to path, relocated plant and changes to design of first floor dormer.	Permitted	26/09/23
20220633	Minor material amendment application for variation of conditions 8 and 9 attached to planning permission reference no. 20190756, as subsequently amended by planning permission reference no. 20211398, for expansion and refurbishment of the existing Ellenor Hospice; to allow a phased development of the site in respect of the submission of details of materials, surface treatments and boundary treatments and in respect of details of external lighting.	Permitted	08/08/22
20211398	Minor material amendment application for variation of conditions 2, 10, 13, 14 and 16 attached to planning permission reference no. 20190756 for expansion and refurbishment of the existing Ellenor Hospice; to allow for phasing of the project, amendment of the design to accommodate measures to improve ventilation including minor increase in height, amendment to plant enclosure, various external amendments to doors, fenestration, fencing and hard surfaces etc., and relocation of parking due to anomalies in ownership areas.	Permitted	27/01/22
20190756	Expansion and refurbishment of the existing Ellenor Hospice to provide 12 en-suite rooms consisting of a single storey extension at the eastern end to provide 5 single en-suite rooms with amenity space and nurses space together with 7 refurbished rooms within the existing hospice layout; construction of two storey addition on south side for offices, meeting rooms for well-being centre and improved outpatient facilities; provision of ambulance access from Marks Square; alterations and extension to existing car parking layout and provision of external storage and sub-station.	Permitted	23/10/19

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- 2 – Achieving sustainable development
- 9 – Promoting sustainable transport
- 12 – Achieving well-designed places
- 16 – Conserving and enhancing the natural environment

Proposal

This application seeks consent to approve and discharge condition 4 of approved planning application 20230645.

Condition 4 is as follows:

Materials

4. Notwithstanding the details shown in the application form, approved drawings or the Design and Access and Planning Statements the following details including, where appropriate, samples of the external facing materials and finishes for each individual building or works of surfacing, shall be submitted to and approved in writing by the Local Planning Authority before any building work above ground level is undertaken for the building to which the details relate, or prior to the laying of the hard surface to which the details relate, or prior to the erection of any fences or construction of any walls to which the details relate.

- (i) External facing materials and finishes including bricks, roof tiles and cladding*
- (ii) Joinery details*
- (iii) External rainwater goods*
- (iv) Hard surface treatments and finishes to the vehicle parking areas, pedestrian accesses, pathways and gardens areas*
- (v) Proposed boundary treatments and retaining structures*

The development shall be carried out in complete accordance with the approved details prior to the first occupation of the part of the development to which the approved details relate.

Reason: To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Officer's Analysis

External facing materials and finishes including bricks, roof tiles and cladding

The Design and Access Statement from the original application (ref 20190756) stated that the outpatients building would use brickwork and roof tiles to match the existing building. The new link would be clad in

standing steel panels and windows would be powder coated aluminium. It states that air handling units would be located in an open sided structure, clad in standing seam steel panels and partly 'hit and miss' vertical timber. The inpatients extension would be faced in brickwork with roof tiles to match the existing building, with the link element clad in standing seam steel panels. It is noted that application reference 20230803 would change the zinc panels to matching brickwork.

The Materials schedule provided with this application identifies, a mix of yellow and red brick to the building. Noting that the original red brick is no longer available. It is noted that the original 'Type 2' Brick proposed was lighter in colour than the deep red colour indicated here. However, it is not considered that this would be uncharacteristic. Particularly given that the majority of nearby dwellinghouses use red brick. The brickwork is therefore considered appropriate. The Quartz Zinc colour for the metal standing seams would be appropriate as a neutral feature. The roof tiles would be antique brown, concrete interlocking tiles. Roof membranes would be used to the service building and link extension. The new plant/stair enclosure would also use dark grey plant louvres in a colour to match the doors and windows. The Bin store would have steel framework with timber slated to all sides. All facing materials are considered appropriate for the character of the area.

Joinery details

The windows and curtain walling would use a grey aluminium material and aluminium/steel doors. All joinery detail materials are considered appropriate for the character of the area.

External rainwater goods

The gutters and fascia/soffit boards used on the New Wellbeing Gable Extension and New Wellbeing Main Extension would be aluminium in a dark grey colour to reflect the new doors and windows. On the services outbuildings, the gutters and fascia/soffit boards would be an anthracite grey pvcu. All external rainwater goods materials are considered appropriate for the character of the area.

Hard surface treatments and finishes to the vehicle parking areas, pedestrian accesses, pathways and gardens areas.

The car park would use a diorite aggregate to the edges with black stone Mastic Asphalt surface to the remaining vehicular area and raised planters. The Access Corridor would use a Buff Coloured Stone Mastic Asphalt. The Fairy Garden Path would use gold coloured CEDEC footpath gravel. The proposed maintenance path would use Concrete slab paving. The Hardstanding surrounding the Generator and Oxygen Store would be concrete. The New terrace surfacing around the building would use, flag paving and clay pavers. The footpaths around the site would use sandstone concrete slab paving. All hard surfacing materials are considered appropriate for the character of the area.

Proposed boundary treatments and retaining structures

The proposed boundary treatments are as follows. The proposed retained wall adjacent to Coldharbour Road would use yellow bricks and metal horizontal railing with two rail barriers, galvanized and powder coated in dark grey and Metal vertical bar railing, galvanized and powder coated in dark grey. The gates would use a metal frame with timber palisade to match the existing fence treated and stained dark brown. The fence would be a timber palisade fence treated and stained brown. There would also be a timber knee rail and metal handrail along Coldharbour road. All boundary treatment and retaining structures are considered appropriate for the character of the area.

Summary

Overall, the submitted details are in line with the materials put forward are visually compatible with the character of the area and the use of the site, and are satisfactory in terms of visual amenity, in accordance with the reason for condition 4. The details are therefore considered to be acceptable and condition 4 can be discharged.

Conclusion & Recommendation

The Local Planning Authority is satisfied with the details submitted in relation to application 20230645 for condition 4. It is considered that condition 4 can be fully discharged.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	27 th September 2023	Dated:	28 September 2023