

Delegated Report

Adjoining Authority Consultation Application

Planning Application No:	20240829
Location:	Land At Crete Hall Road Northfleet Gravesend Kent
Description:	EDC Consultation EDC/24/0136 - Discharge of Condition 15 (External Materials) pursuant to planning permission reference EDC/19/0049 in relation to the WT Henley Building.
Applicant:	Ebbsfleet Development Corporation
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

The Ebbsfleet Development Corporation (EDC) has submitted the following in support of the application:

Consultation letter dated 12 September 2024

Relevant Planning History

EDC/22/0050: Application for approval of reserved matters (relating to layout, scale, appearance and landscaping) pursuant to conditions 4 and 6 of hybrid planning permission reference no. EDC/19/0049 for the refurbishment and change of use of the WT Henley Building comprising ground floor community floorspace, 4no. dwellings at first and second floor, single storey rear extension and associated external landscaping including details relating to noise mitigation, surface water drainage (condition 9), MVHR (condition 31), and soft landscaping (condition 40). (GBC ref. 20220630) Permitted by EDC 04.08.2022

EDC/19/0049: Application for the variation of conditions 2, 3, 4, 5, 6, 10, 11, 39 and 58 attached to planning permission reference no. EDC/17/0038 to relocate residential apartment block building (Block A) in the north-west corner of the site and associated works, including diversion of the public footpath, changes to car parking and installation of a landscaped bund. (GBC ref 20190488) Permitted by EDC 06.09.2019.

Note: The above s73 or minor material amendment application effectively results in the grant of a fresh planning permission, and it was necessary to re-impose the original planning conditions under ref EDC/17/0038, albeit subject to some variation where they are required to reflect the amended scheme, principally relating to updated drawing references.

EDC/17/0038: Hybrid planning application (part full and part outline) comprising: (1) full planning application for the erection of 598 residential dwellings including affordable housing; retail floorspace (Use Classes A1, A2 and/or A3); amendments to existing highway accesses and realignment of Crete Hall Road; demolition of rear of WT Henley Building; provision of open spaces, equipped areas of play and landscaping; and associated internal accesses/roads, parking, infrastructure, attenuation features and earthworks; and (2) outline planning application (with all matters except access reserved) for a two form entry primary school and for the refurbishment, change of use (for Use Classes A1/A2/A3/B1(a)/C3/D1) and demolition of the boundary wall and rear portion of the WT Henley Building (GBC Ref 20170316). Permitted by EDC 20.03.2019

There are several other planning applications that relate to the discharge of various planning conditions

approved by the EDC and which were the subject of consultation with GBC but are not relevant to the consideration of this application.

There are also previous GBC planning applications relating to the whole site.

Consultations

GBC Conservation

The conclusion of the site meeting on this application was that we are satisfied with the majority of the proposals but need further information on the louvers to be used to conceal ventilation outlets in the rear windows and the external hard landscaping, as it has become apparent that they cannot lift the existing paving for re-use.

Officer's Analysis

This application comprises an Ebbsfleet Development Corporation consultation on application EDC/24/0136, which is a condition application related to EDC/19/0049 regarding external facing materials.

The submitted covering letter states that the submission includes drawings and an external materials schedule. The Council's Conservation Officer has confirmed that the majority of the proposals are satisfactory but that further information will be required on the louvers to be used to conceal ventilation outlets in the rear windows, and on the external hard landscaping, as the existing paving cannot be re-used. These comments will be passed onto EDC.

Recommendation

On the whole, there are no objections with the details of materials; however, the comments from Gravesham Borough Council's Conservation Officer should be considered and further details should be submitted as required.

The EDC is thanked for consulting the Borough Council.

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	30th September 2024	Dated:	1 st October 2024