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 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Nutfield Farm
Address Line 1	Priestwood Road
Address Line 2	Meopham
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA13 0DA

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
565123	164615

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Stephen

Surname

Church

Company Name

Address

Address line 1

Nutfield Farm Priestwood Road

Address line 2

Meopham

Address line 3

Town/City

Gravesend

County

Kent

Country

Postcode

DA13 0DA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Jeremy

Surname

Isherwood

Company Name

Jeremy S Isherwood Chartered Architect

Address

Address line 1

34 Chalky Bank

Address line 2

Address line 3

Town/City

Gravesend

County

Country

Postcode

DA11 7NY

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

The demolition of the existing detached 4-bedroom dwelling, together with its associated garages and outbuildings and its replacement by a detached 3-bedroom bungalow with associated detached double garage and mower store at Nutfield Farm, Priestwood Road, Meopham, Gravesend, Kent DA13 0DA in accordance with the terms of the application Ref 20230312

Reference number

Gravesham Borough Council Reference Number: 20230312. Application refused by GBC on 25/05/2023.
Planning Inspectorate Appeal Reference Number: APP/K2230/W/23/3323850. Appeal allowed and Full Planning Permission granted by the Planning Inspectorate on 31/01/2024.

Date of decision (date must be pre-application submission)

31/01/2024

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 3

"No development above slab level shall commence until details including samples of the materials to be used in the construction of all external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details / samples".

&

Condition 4

"No development above slab level shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:

- a) Pedestrian access and circulation areas,
- b) Boundary and screening by means of fences, walls or other means,
- c) Any lighting installations,
- d) Hard surfacing materials,
- e) Schedules of plants, noting species, planting sizes and proposed numbers/densities and arrangements for aftercare,
- f) Retained areas of trees and hedgerows; and
- g) A timetable for implementation of the soft and hard landscaping works.

The scheme of Soft and Hard Landscaping works shall be implemented in full accordance with the approved details and timetable. If, within a period of 5 years from the date of planting, any tree or plant (or any tree or plant planted in replacement of them) is removed, uprooted, destroyed or dies or becomes seriously damaged or defective, another tree or plant of a similar size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree or plant.

The landscaping works to form and surface the vehicle parking areas, shall be completed in accordance with the approved details prior to first occupation of the development".

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

This submission is made to discharge Conditions 3 & 4 of the planning approval in their entirety. Full details are provided in the attached documents.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jeremy Isherwood

Date

05/04/2024