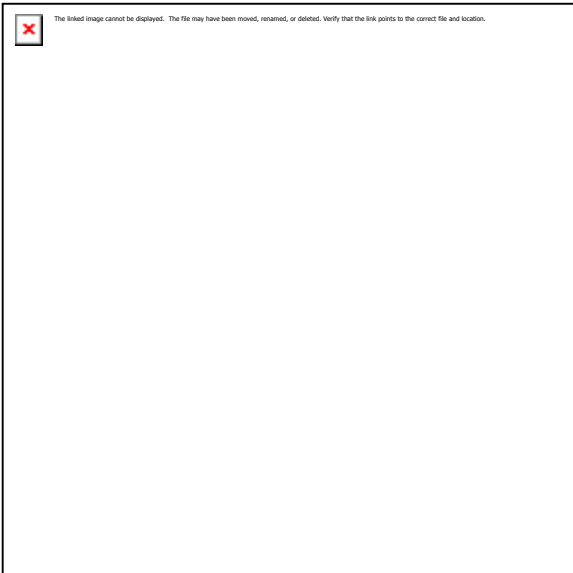




Delegated Report

Planning Application

Planning Application No: 20220125

Location: 45 High Street Gravesend Kent

Description: Application for approval of condition 3 and 4 attached to planning permission reference number 20210674 relating to material schedule (3) and watching brief (4)

Applicant: Mr Amandeep Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form

Revised Materials Schedule received 12th May 2022

Archaeological Watching Brief by Darnley Archaeological Services Reference DAS029-22 Dated 14 March 2022

~~Materials Schedule received 9th February 2022.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20210674	Demolition of ground floor areas and replacement with 3.5 storey extension to front with dormer windows, proposed three/four storey extension to middle of site and single storey extension fronting Princes Street to create 4x 1 bed, 3x2 bed flats, 1 x retail unit (class E(a)) and 1 x commercial unit (Class E(g)).	Permission	26.07.2021

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- Core Strategy Policy CS01: Sustainable Development
- Core Strategy Policy CS02: Scale and Distribution of Development
- Core Strategy Policy CS19: Development and Design Principles
- Core Strategy Policy CS20: Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- S3 – Maintenance of Shopping Frontages
- TC3 – Development affecting Conservation Areas

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- High Street Queen Street Conservation Area Appraisal (2009).
- Town Centre Management plan (2009)

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Consultations, Publicity and Representations

KCC – Heritage Conservation (E & W)

Thank you for consulting us on the submission of the Written Scheme of Investigation for an archaeological watching brief at 45 High St. Gravesend.

I would be happy for this WSI to be approved and for the archaeological work to proceed on this basis.

GBC – Conservation Officer

Other than the rainwater goods there are no adverse comments. We need the name of the manufacturer for the cast iron effect rainwater goods – just as they have submitted the manufacturer of the bricks.

Analysis

Condition 3 – Materials

The following details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site:

(a) Samples or details of the external facing materials to be used in the construction of the side extension and rear dormers hereby permitted including brick and tile samples.

(b) Samples or detailed drawings to a scale of no less than 1:5 of all new external joinery, including doors, gates, windows heads and surrounds and how these are to fit into openings.

The details submitted and approved in accordance with items (a) and (b) above shall be implemented to the satisfaction of the Local Planning Authority prior to the construction of the proposed garage.

Reason: In the interests of visual amenity.

The submitted details have been assessed against the surrounding properties and area and it is considered that the proposed materials would respect the existing materials within the immediate and there are no objections to the proposed details. Condition 3 can therefore be discharged.

Condition 4 – Watching Brief

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that groundworks are observed and items of interest and finds are recorded. The watching brief shall be in accordance with a Written Scheme of Investigation, which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

The submitted Written Scheme of Investigation by Darnley Archaeological Services dated 12 March 2022 for the archaeological watching brief is considered acceptable and the archaeological work can proceed on this basis. Condition 4 can therefore be discharged.

Conclusion

No objections have been raised against the details submitted with this application. The Local Planning Authority is satisfied with the details submitted in relation to planning approval 20210674 and it is considered that conditions 3 and 4 can be discharged.

Recommendation:

Discharge Conditions 3 & 4.

See draft Decision

Case Officer:	Mrs Amanda Grout	Team Leader:	Miss Faye Hobbs
Signed:	A Grout	Signed:	
Dated:	12 th May 2022	Dated:	12 May 2022