



# Delegated Report

## Approval of Conditions Application

**Application No:** 20221286

**Location:** 56 Windmill Street, Gravesend, Kent, DA12 1BB

**Description:** Application for approval of conditions 4 attached to planning permission reference numbers 20220757 relating to the details of the four panelled fire doors (4)

**Applicant:** Ms Carol Webster

### Submitted Documents/Plans

- Application Form - dated 29/11/2022;
- Drawing no. D-06A - New Four Panelled Doors - Door Details;
- Drawing no. D-07A - New Four Panelled Doors - Door Jam Details.
- ~~Drawing no. D-06 - New Four Panelled Doors - Door Details - SUPERSEDED;~~
- ~~Drawing no. D-07 - New Four Panelled Doors - Door Jam Details - SUPERSEDED.~~

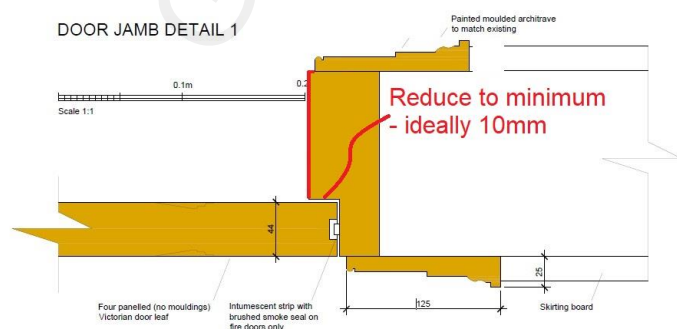
### Relevant Planning History

| Reference | Description                                                                                                                                                                                                                                                                                                       | Decision  | Decision Date |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| 20220757  | <b>**REVISED DESCRIPTION**</b> Application for Listed Building Consent for the change of use of building from a residential institution (Use Class C2) to a 6 bedroom HMO (House in Multiple Occupation) (sui generis) with communal facilities and staffing areas to provide short-term supported accommodation. | PERMITTED | 03.10.2022    |

### Consultees

GBC - Conservation Officer -

*Comment 1 (20/01/2023)* - The proposal is not acceptable and needs adjusting (see door frame below):]



The door should be plain, not raised and fielded.

*Comment 2 (14/02/2023)* - It should be possible to refurbish the doors and apply intumescent paint to the room side to achieve the required fire rating. It would be advisable to contact Envirograf who will offer to undertake the necessary work to the doors. Tenon joints can be dowelled with oak pegs to strengthen them. I recently had the doors on my house treated this way to achieve a 30-minute fire rating.

As previously advised, the proposed alternative replacement doors have raised and fielded panels which are not acceptable.

*Comment 3 (16/02/2022)* - I can confirm the attached drawing (D-06A) showing the flat panelled doors is acceptable for the additional internal doors.

### **Officer's Analysis**

This is an application for the approval of condition 4 attached to planning permission reference 20220757 relating to details of the fire doors.

Condition 4 states the following:

4. *Prior to first occupation of the development and notwithstanding the details within the supporting drawing and documents, details of the internal four panelled fire doors shall be submitted to and approved in writing by the Local Planning Authority. These should include:*

- *Joinery drawings at 1/10 and full size, showing the internal four panelled fire doors in the wall, showing the door lining and architraves*

*The development shall be carried out in accordance with the approved details prior to the House of Multiple Occupation being brought into use.*

The conditions was attached to ensure that the new fire doors within the HMO preserve the historic character of the Listed Building. The Conservation Officer raised concerns with the original details submitted and recommended that the doors should be plain, and not raised or fielded.

The agent submitted revised plans and additional manufacturer details, which were considered acceptable and approved by the Conservation Officer. As such, the new doors will preserve and enhance the historic character of the Listed Building and the Local Planning Authority approve the condition.

### **Recommendation**

Approval of Condition

|                      |                                                                                     |                     |                                |
|----------------------|-------------------------------------------------------------------------------------|---------------------|--------------------------------|
| <b>Case Officer:</b> | Mr Ethan Bonthron                                                                   | <b>Team Leader:</b> | Richard Hart                   |
| <b>Signed:</b>       |  | <b>Signed:</b>      | <i>R Hart</i>                  |
| <b>Dated:</b>        | 16 <sup>th</sup> February 2023                                                      | <b>Dated:</b>       | 16 <sup>th</sup> February 2023 |