

Delegated Report

Condition Discharge Application

Planning Application No:	20260469
Location:	Car Park Milton Place Gravesend Kent
Description:	Application for the approval of condition 12 (Elevations) and the partial approval of condition 14 (Swift Bricks) attached to planning reference number 20250167.
Applicant:	The Hill Group
Site Visit Date:	Desktop Assessment

Submitted Documents/Plans

Application form

Drawing no. MPG-CLA-ZZ-XX-D-A-00003 C01 (Swift Brick Locations – Key Plan)

Drawing no. MPG-CLA-AA-ZZ-D-A-00800 C02 (Plots 1 – 61 Apartment Block Elevations Sheet 1 of 7 Elevation 1)

Drawing no. MPG-CLA-AA-ZZ-D-A-00801 C02 (Plots 1 – 61 Apartment Block Elevations Sheet 2 of 7 Elevation 2)

Drawing no. MPG-CLA-AA-ZZ-D-A-00802 C03 (Plots 1 – 61 Apartment Block Elevations Sheet 3 of 7 Elevation 3)

Drawing no. MPG-CLA-AA-ZZ-D-A-00803 C03 (Plots 1 – 61 Apartment Block Elevations Sheet 4 of 7 Elevation 4)

Drawing no. MPG-CLA-AA-ZZ-D-A-00804 C06 (Plots 1 – 61 Apartment Block Elevations Sheet 5 of 7 Elevations 5 & 6)

Drawing no. MPG-CLA-AA-ZZ-D-A-00805 C06 (Plots 1 – 61 Apartment Block Elevations Sheet 6 of 7 Elevation 7)

Drawing no. MPG-CLA-AA-ZZ-D-A-00806 C02 (Plots 1 – 61 Apartment Block Elevations Sheet 7 of 7 Elevation 8)

Drawing no. MPG-CLA-AA-03-D-A-00500 C02 (Plots 1 – 61 Apartment Block Third Floor Plan Sheet 1 of 3)

Drawing no. MPG-CLA-AA-03-D-A-00501 C02 (Plots 1 – 61 Apartment Block Third Floor Plan Sheet 2 of 3)

Drawing no. MPG-CLA-AA-03-D-A-00502 C03 (Plots 1 – 61 Apartment Block Third Floor Plan Sheet 3 of 3)

Drawing no. MPG-CLA-H2-01-D-A-01300 C03 (Plot 62 House Type - H2 (Lewis) First Floor Plan)

Drawing no. MPG-CLA-H2-ZZ-D-A-01800 C02 (Plot 62 House Type - H2 (Lewis) Elevations)

Drawing no. MPG-CLA-H1-01-D-A-02300 C04 (Plot 63 & 64 House Type - H1 (Galloway) First Floor Plan)

Drawing no. MPG-CLA-H1-ZZ-D-A-02800 C04 (Plot 63 & 64 House Type - H1 (Galloway) Elevations)

Drawing no. MPG-CLA-H4-01-D-A-03300 C04 (Plot 65 House Type - H4 (Alderin) First Floor Plan)

Drawing no. MPG-CLA-H4-ZZ-D-A-03800 C02 (Plot 65 House Type - H4 (Alderin) Elevations)

Drawing no. MPG-CLA-H3-02-D-A-04400 C04 (Plot 66 & 67 House Type - H3 (Walbury) Second Floor Plan)

Drawing no. MPG-CLA-H3-ZZ-D-A-04800 C04 (Plot 66 & 67 House Type - H3 (Walbury) Elevations)

Drawing no. MPG-CLA-H3-02-D-A-05400 C04 (Plot 68 & 69 House Type - H3 (Walbury) Second Floor Plan)

Drawing no. MPG-CLA-H3-ZZ-D-A-05800 C04 (Plot 68 & 69 House Type - H3 (Walbury) Elevations)
Drawing no. MPG-CLA-H3-02-D-A-06400 C04 (Plot 70 & 71 House Type - H3 (Walbury) Second Floor Plan)
Drawing no. MPG-CLA-H3-ZZ-D-A-06800 C04 (Plot 70 & 71 House Type - H3 (Walbury) Elevations)
Drawing no. MPG-CLA-H3-02-D-A-07400 C04 (Plot 72 House Type - H3 (Walbury V2) Second Floor Plan)
Drawing no. MPG-CLA-H3-ZZ-D-A-07800 C04 (Plot 72 House Type - H3 (Walbury V2) Second Floor Plan)
Drawing no. MPG-CLA-H3-02-D-A-08400 C03 (Plot 73 & 74 House Type - H3 (Walbury) Second Floor Plan)
Drawing no. MPG-CLA-H3-ZZ-D-A-08800 C03 (Plot 73 & 74 House Type - H3 (Walbury) Elevations)
Drawing no. MPG-CLA-H3-02-D-A-09400 C03 (Plot 75 & 76 House Type - H3 (Walbury) Second Floor Plan)
Drawing no. MPG-CLA-H3-ZZ-D-A-09800 C03 (Plot 75 & 76 House Type - H3 (Walbury) Elevations)

Apartment Substructure Drawings:

MPG-CLA-ZZ-FN-D-A-10010 C02
MPG-CLA-ZZ-FN-D-A-10011 C02
MPG-CLA-ZZ-FN-D-A-10012 C02
MPG-CLA-ZZ-FN-D-A-10013 C02
MPG-CLA-ZZ-FN-D-A-10014 C02
MPG-CLA-ZZ-FN-D-A-10015 C02
MPG-CLA-ZZ-FN-D-A-10016 C02
MPG-CLA-ZZ-FN-D-A-10017 C02
MPG-CLA-ZZ-FN-D-A-10033 C01
MPG-CLA-ZZ-FN-D-A-10034 C01
MPG-CLA-ZZ-FN-D-A-10035 C01
MPG-CLA-ZZ-FN-D-A-10036 C01

Apartment Superstructure Drawings:

MPG-CLA-ZZ-ZZ-D-A-10552 C01
MPG-CLA-ZZ-ZZ-D-A-10555 C01
MPG-CLA-ZZ-ZZ-D-A-10556 C01
MPG-CLA-ZZ-ZZ-D-A-10603 C01
MPG-CLA-ZZ-ZZ-D-A-10560 C01
MPG-CLA-ZZ-ZZ-D-A-10562 C01
MPG-CLA-ZZ-ZZ-D-A-10567 C01
MPG-CLA-ZZ-ZZ-D-A-10568 C01
MPG-CLA-ZZ-ZZ-D-A-10569 C01
MPG-CLA-ZZ-ZZ-D-A-10570 C01
MPG-CLA-ZZ-ZZ-D-A-10571 C01
MPG-CLA-ZZ-ZZ-D-A-10572 C01
MPG-CLA-ZZ-ZZ-D-A-10574 C01
MPG-CLA-ZZ-ZZ-D-A-10578 C01
MPG-CLA-ZZ-ZZ-D-A-10579 C01
MPG-CLA-ZZ-ZZ-D-A-10596 C01
MPG-CLA-ZZ-ZZ-D-A-10597 C01

Houses Superstructure Drawings:

MPG-CLA-ZZ-ZZ-D-A-10501 C01
MPG-CLA-ZZ-ZZ-D-A-10502 C01
MPG-CLA-ZZ-ZZ-D-A-10503 C01
MPG-CLA-ZZ-ZZ-D-A-10504 C01
MPG-CLA-ZZ-ZZ-D-A-10505 C01
MPG-CLA-ZZ-ZZ-D-A-10506 C01
MPG-CLA-ZZ-ZZ-D-A-10507 C01

MPG-CLA-ZZ-ZZ-D-A-10509 C01
MPG-CLA-ZZ-ZZ-D-A-10510 C01
MPG-CLA-ZZ-ZZ-D-A-10511 C01
MPG-CLA-ZZ-ZZ-D-A-10516 C01

Relevant Planning History

There is an extensive planning history but only the most relevant applications are included below.

Reference	Description	Decision	Decision Date
20260429	Application for the approval of condition 13 (External Facing Materials) attached to planning reference number 20250167.	Pending	
20250167	Construction of 76 dwellings and associated infrastructure.	Permitted	15.12.2025

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS19 – Development and Design Principles

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- Design for Gravesham – Design Code (2024)
- Milton Place Conservation Area Character Appraisal (2009)

Consultations, Publicity and Representations

Neighbour Representations

As this is an application for the discharge of a condition, it is at the discretion of the Local Authority to consult neighbouring properties and statutory and non-statutory consultees. In this case, the following consultations were carried out.

Externally, KCC Biodiversity was consulted. Internally, GBC's Conservation Officer was consulted. His comments cross over with another current condition application (20260429).

KCC Biodiversity

No comments received.

GBC Conservation 11.06.2026

Having reviewed the submitted Materials Schedule, the condition cannot be discharged because the information provided lacks the level of specificity necessary to properly assess the effect of the development on the character and appearance of the area, nearby heritage assets and the adjacent conservation areas.

Material Condition Assessment

The submitted Materials Schedule fails to provide sufficient detail to enable the Local Planning Authority to

adequately assess the external appearance of the development or its impact upon the significance and setting of nearby listed buildings and adjacent conservation areas.

Whilst the schedule identifies broad categories of materials, it does not specify a number of key elements with sufficient certainty. In particular, several components are described as alternative options rather than fixed proposals. For example, the apartment block entrance doors (ED1) are described as "Steel or Aluminium / Timber Composite with side light", providing three materially different products without confirming which is proposed. Likewise, the roof parapet canopy is described as either a bespoke site-made product or alternatively a Camtech/Stormking product, again presenting multiple potential solutions rather than a definitive specification.

The submitted information also lacks the level of detail typically required to discharge a materials condition in a sensitive historic environment. Whilst facing brick and feature brick references are provided, no manufacturer specifications, sample panels, detailed product sheets, dimensions, texture descriptions, mortar specifications, bond patterns, or photographs of the proposed materials have been submitted. The schedule merely identifies brick types by broad product names, which is insufficient to fully understand their appearance in situ.

Similarly, the information relating to windows and doors lacks sufficient precision. The schedule refers generally to black uPVC windows and alternative door materials, but does not provide details of frame profiles, recess depths, glazing bar arrangements, opening methods, reveal treatments, finishes or detailed elevations. These elements are particularly important in assessing the quality of design and the relationship of the development to nearby heritage assets.

The roof materials are also inadequately specified. Whilst a generic roof tile product and bituminous roof finish are identified, the submission does not include samples, detailed manufacturer specifications, colour references, ridge details, verge treatments or information regarding the appearance of associated roofscape elements.

Given the site's proximity to listed buildings and conservation areas, the Local Planning Authority must be satisfied that the final appearance of the development preserves or enhances the character and appearance of the historic environment. The submitted schedule does not provide sufficient certainty regarding the precise materials to be used and does not allow a full assessment of their visual impact. The use of alternative material options creates ambiguity as to what is actually proposed and therefore prevents the Authority from undertaking a robust heritage assessment.

Accordingly, the Local Planning Authority considers that the submitted details fail to satisfy the requirements of the condition. Further information is required, including definitive material specifications for all external elements, manufacturer product sheets, colour references, detailed architectural drawings where necessary, and physical samples and/or sample panels of principal facing materials. Until such information is provided, the condition cannot reasonably be discharged.

(NB. The agent was informed of the Conservation Officer's comments, as a result of which further submissions were made on 29.06.2026.)

GBC Conservation 02.07.2026

1. Recommendation

Do not discharge Condition 13 at this stage. I recommend the case officer request the further information set out in Section 5 before any written approval is issued.

2. Documents reviewed

- Application for Approval of Details Reserved by Condition (PP-14863653), dated 16.04.2026
- Materials Schedule, Dwg. MPG-CLA-ZZ-ZZ-L-A-00051, Rev C01, dated 02.02.2026
- Elevation Sheets 1–7 of 7, apartment block (MPG-CLA-AA-ZZ-D-A-00800 to 00806)
- Mortar Colour Key Plans, Sheets 1 & 2 (MPG-CLA-AA-ZZ-D-A-00807, 00808)
- House type elevations – H1 Galloway, H2 Lewis, H3 Walbury (x4 plot pairs), H4 Alderin

- Superstructure detail drawings (windows in brickwork, verge, dry ridge, window cills/heads, window guarding – 15 drawings)
- Soprema Sopralene Flam 250 AF – Technical Datasheet and Declaration of Performance
- IMS036 Technical Submission (Skyler/Soprema roofing subcontractor build-up, 16 slides)
- Apartment and house window/door schedules (12no. xlsx documents)
- Decision Notice, Application 20250167, dated 15.12.2025

3. Assessment

The table below records my review of each external facing material element against the drawings and schedules submitted with this application.

ELEMENT	REFERENCE / SOURCE	STATUS	COMMENT
Facing brick (FB1, FB2)	Materials Schedule 00051; Elevations 00800-00806, H1-H4	Satisfactory	Named product (Camtech), imaged, consistent with elevation Materials Key
Mortar colour	Mortar Colour Key Plans 00807/00808	Satisfactory	Mapped by elevation to Grey/White/Buf zones
House roof tile (RF1)	Materials Schedule 00051	Satisfactory	Redland Mini Stonewold, Charcoal Grey - named product
Apartment roof membrane (RF2)	Materials Schedule 00051; Soprema datasheet/DoP	Not satisfactory	Schedule states 'Colour Grey'; manufacturer datasheet lists only natural black/white - discrepancy unresolved
Roof parapet (RF3)	Materials Schedule 00051	Needs clarification	'PPC Metal Work' only - no colour, profile or manufacturer given
Window frames (W1)	Materials Schedule 00051; window schedules 11001, 11004-11012	Satisfactory	UPVC Casement, Black - schedule supersedes 'As per Spec' placeholder in xlsx schedules
House front door (ED2)	Materials Schedule 00051	Satisfactory	Classic44 GRP door, Black, style HNG09 - named product
House rear door (ED4)	Materials Schedule 00051	Satisfactory	Swing doors with side lights, Black
Apartment entry door (ED1)	Materials Schedule 00051	Needs clarification	Specified as 'Steel or Aluminium/Timber Composite' - two materials offered, no single commitment
Cycle/bin/plant entry (ED5)	Materials Schedule 00051	Needs clarification	Same 'Steel or Aluminium/Timber Composite' ambiguity
Juliet balcony door (ED6)	Materials Schedule 00051	Satisfactory	UPVC door with metal balustrade

ELEMENT	REFERENCE / SOURCE	STATUS	COMMENT
Entry canopy (C1)	Materials Schedule 00051	Not satisfactory	'Bespoke made up on site (or Camtech/Stormking)' - no material, finish or colour given at all
Swift bricks	Elevations 00800-00806, H1-H4 (label only)	Not satisfactory	Generic 'Swift Brick' label; no manufacturer/model given in materials pack
Window/balcony guarding balustrade	Drawings 10531, 10614	Not satisfactory	Structural/dimensional compliance shown; no finish material or colour
Substation louvre	Window schedule 11001 (WG36); elevation revision history	Not satisfactory	Referenced repeatedly through revisions; no material/colour specified
Apartment rainwater goods	House elevations only (Black)	Not satisfactory	House key states Black; no equivalent reference found for apartment block
Soffits / fascias / render / external ironmongery	None identified	Not satisfactory	Not addressed in any document submitted

4. Information required before discharge can be recommended

I would ask the applicant/agent to resolve the following before the Authority approves details under Condition 13:

- Single, committed specification for ED1 (apartment entry door) and ED5 (cycle/bin/plant room entry door) – the schedule currently offers “Steel or Aluminium/Timber Composite” for both. A condition cannot be discharged against an either/or specification.
- Confirmed material, finish and colour for C1, the entry canopy – currently described only as “bespoke made up on site (or Camtech/Stormking)”, with no visual reference at all.
- Clarification of the RF2 roof membrane colour discrepancy – the Materials Schedule specifies Soprema Sopralene “Colour Grey”, but the manufacturer's own Sopralene Flam 250 AF datasheet and Declaration of Performance list finish colour only as “natural black/white”. Either a different or variant product is intended (in which case its own datasheet/DoP should be submitted) or the schedule reference is incorrect.
- Named product/manufacturer, colour and profile for RF3 (roof parapet PPC metalwork), the window/balcony guarding balustrade, and the substation louvre – none currently specified beyond generic process descriptions.
- Confirmation of apartment block rainwater goods material/colour – stated as Black for the houses only; no equivalent reference found for the apartment block.
- Swift brick manufacturer/model – relevant to this condition as an external facing material as well as to the separate discharge of Condition 14.
- An updated Materials Schedule (or written confirmation the 02.02.2026 issue remains current) to bring it in line with the elevation drawings, several of which carry construction-issue revisions dated after the schedule, including changes affecting the substation louvre and apartment glazing set-out.
- Clarification of the relationship between these Clague Architects drawings and the JTP-authored drawings listed in Condition 3's schedule of approved plans, to confirm the design intent has not materially altered since permission was granted.

5. Conclusion

The submission demonstrates a reasonable and largely coordinated palette – the Camtech brick references, Redland roof tile, and UPVC window/door colour are all clearly evidenced and I have no conservation objection to those elements as specified. However, several external elements that will be

visible from the public realm and within the setting of the Milton Place Conservation Area remain either unspecified or ambiguously specified. I recommend the case officer write to the applicant seeking the clarifications above rather than issue a discharge notice on the current information.

(NB. The agent responded to the above comments on 17.07.2026 with an updated Materials Schedule and the following points in red:

- *Single, committed specification for ED1 (apartment entry door) and ED5 (cycle/bin/plant room entry door) – the schedule currently offers “Steel or Aluminium/Timber Composite” for both. A condition cannot be discharged against an either/or specification. As seen in the attached updated ext materials schedule I sent on 29.06, the entrance door & ED5 door system was specified:*

System – AluK GT55TB Commercial Door AFT
Opening Direction – Varies depending on location
PAS24 – Yes
Finish – RAL 9005 Deep Black – Matt Internally / RAL 9910HG Hipca White – Gloss Internally
Handles – Silver Anodised PAD Handles
Main Lock – Trimec Electric V-Lock x2
Cylinder – Without Cylinders
Cill – Double Ramped Low Threshold & 3mm Aluminium Pressing Full Width Once Bent 90 Degrees – Mill Finish
Glass Type - 6.8/16/4 Clear LAM/TUF (LAM EXT) (1.0) Black Thermobar Argon Fill Polysulphide Seal

It is also worth mentioning to the Conservation Officer that ED5 is not the cycle, bin or plant room door – it is the Staircore 1 entrance. The cycle / bin / plantroom is as follows:

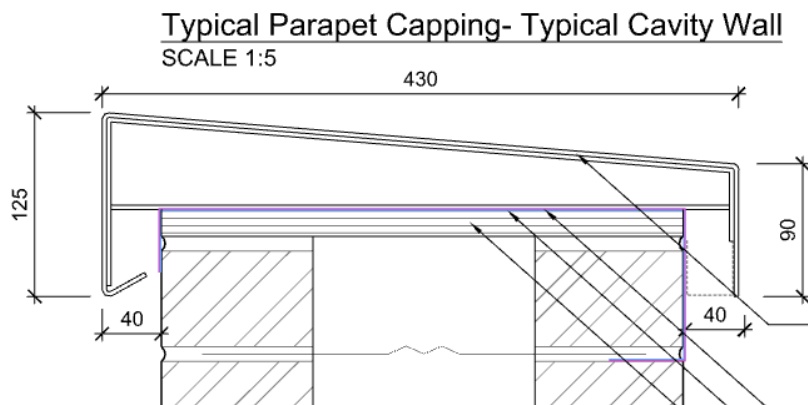
System – AluK GT55TB Commercial Door AFT
Opening Direction – Outward
PAS24 – No
Finish – RAL 9005 Deep Black – Matt (Single Colour, Both Sides)
Handles – Silver Anodised PAD Handles
Main Lock – Euro Latch, Fail-Safe EStrike
Cylinder – Without Cylinders
Cill – Double Ramped Low Threshold & 3mm Aluminium Pressing Full Width Once Bent 90 Degrees – Mill Finish
Glass Type – 28mm Aluminium Glaze-in-louvre

- *Confirmed material, finish and colour for C1, the entry canopy – currently described only as “bespoke made up on site (or Camtech/Stormking)”, with no visual reference at all.*

Please also refer to the ext materials schedule previously sent – this confirms the Stormking Flat Top Contemporary Canopy, in Black.

- *Clarification of the RF2 roof membrane colour discrepancy – the Materials Schedule specifies Soprema Sopralene “Colour Grey”, but the manufacturer’s own Sopralene Flam 250 AF datasheet and Declaration of Performance list finish colour only as “natural black/white”. Either a different or variant product is intended (in which case its own datasheet/DoP should be submitted) or the schedule reference is incorrect. Soprema Sopralene Flam 250 AF is supplied in grey (attached), however after speaking to a Soprema contact they have confirmed they have only had black in stock for a while. This will be discussed with GCIP, but if black is the only option we will be proceeding with this.*

- *Named product/manufacturer, colour and profile for RF3 (roof parapet PPC metalwork), the window/balcony guarding balustrade, and the substation louvre – none currently specified beyond generic process descriptions. Metalwork is a subcontractor package and as mentioned before, due to us not yet being above ground this would not yet be procured. However, it is very likely we will be going with Playle, using PPC galvanised steelwork manufactured from 50 x 50 SHS frame, 12mm rod infills, for the Juliet balconies – in black. This is the same for the roof parapet – it will be 3mm aluminium parapet coping fixed to the structure, in black:*



If this is still not enough information, is it possible to have this as a later clarification against the condition – as partially discharged for 'prior to above ground works', and when we reach the stage in procurement where a product is confirmed, we can submit this for full condition discharge?

- Confirmation of apartment block rainwater goods material/colour – stated as *Black* for the houses only; no equivalent reference found for the apartment block. **Also in Black.**
- Swift brick manufacturer/model – relevant to this condition as an external facing material as well as to the separate discharge of Condition 14. **As shown in the previously submitted Swift Brick Location Plan (also attached), we will be using the manufacturer 'Bird Brick Houses' for their swift brick bird brick, stretcher bond product, colour matched to our brick type on elevations.**
- An updated Materials Schedule (or written confirmation the 02.02.2026 issue remains current) to bring it in line with the elevation drawings, several of which carry construction-issue revisions dated after the schedule, including changes affecting the substation louvre and apartment glazing set-out. **The latest material schedule that was submitted was on 29.06, so reference to 02.02.26 version is incorrect. I have however updated the schedule to reflect the change in Sopralene Flam 250 AF colour to Black, as well as clarification on the Sunray substation louvre – although this is to the external refuse store and not visible from outside the building. Latest GF GA also attached showing new substation louvre size.**
- Clarification of the relationship between these Clague Architects drawings and the JTP-authored drawings listed in Condition 3's schedule of approved plans, to confirm the design intent has not materially altered since permission was granted. **All of clague's drawings / details / schedules have been designed following JTP's planning drawings, as well as the Design and Access statement and overall intent. Any changes in specified materials are only due to supply chain / discontinued items and have been replaced with the closest possible alternative, i.e the bricks as you had previously raised.**

The Conservation Officer confirmed on 28.07.2026 he had no further comments.

Officer's Analysis

Condition 12 (Elevation Drawings)

Condition 12 states as follows:

12. Notwithstanding the details shown on the approved plans and submitted documents, before any above ground works commence drawings to a scale of 1:20 of each elevation of the apartment building shall be submitted to and approved in writing by the Local Planning Authority to show the architectural detailing on those elevations.

Reason In order to preserve the character and appearance of the Milton Place Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved policy TC3 of the Gravesham Local Plan First Review (November 1994).

The submitted plans and documents above set out the details in relation to this condition. Revisions and clarifications on the details have been submitted through the application process.

The following images (from the 20250167 Committee report) illustrate the external elevations of the proposed development.

Apartment Building:

Ordnance Road Elevation



Milton Place / Ordnance Rd Corner Elevation



Milton Place Elevation



Khartoum Place Elevation



Dwelling types:

Galloway - Semi-detached (2b / 4p)



Lewis - Detached (3b / 5p)



Wainwright - Detached (4b / 8p)



Walbury - Detached (3b / 6p)



Walbury - Semi-detached Type 01 (3b / 6p)



Walbury - Semi-detached Type 012 (3b / 6p)



The submission demonstrates a reasonable and largely coordinated palette, which has been clearly evidenced and is in line with the original design intentions of the development. There is therefore no conservation objection to any of the elevation details as specified.

It is considered that sufficient detail has been provided to satisfactorily discharge condition 12. The details would preserve the character and appearance of the Milton Place Conservation Area, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014, and the reason for condition 12.

Condition 14 (Swift Bricks)



Condition 14 states as follows:

14. Prior to above ground works, updated elevations drawings showing the make, model and locations of at least 25 integrated swift nesting boxes (1 per housing unit and at least 10 in the block of flats) evenly spread along north and east facing elevations a minimum of 4m above ground level with a clear drop underneath, shall have first been submitted to and approved in writing by the local planning authority. Nest boxes shall be provided in accordance with BS 42021:2022 (British Standard for integral nest boxes). Nest boxes shall be constructed of durable material, i.e. not wood.

For full discharge of this condition, photographs of the integral boxes in their agreed locations are to be submitted to and approved in writing by the local planning authority prior to first occupation. They are to be retained in that manner thereafter.

Reason: In accordance with BS 42021:2022 and with consideration for swifts in accordance with paragraph 187(d) of the National Planning Policy Framework (2024).

The following submitted plan sets out in red dots the location of 25 swift bricks, with 10 on the block of flats, which will be colour matched to the elevations. The bricks are shown on the submitted elevations drawings for the relevant buildings.

Swift Brick Locations – Key Plan



It is considered that sufficient detail has been provided to satisfactorily discharge the first part of condition 14, in line with the requirement of the condition to consider swifts. However, the second part of the condition requires a photographic record of the bricks in their agreed locations to be submitted prior to first occupation. Therefore, this condition can only be partially discharged at this stage.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20250167 for the construction of 76 dwellings. It is considered that condition 13 can be fully discharged.

Recommendation

Approval of details.

(For informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Mrs Faye Walsh
Signed:	<i>K. Parkin</i>	Signed:	<i>F Walsh</i>
Dated:	29th July 2026	Dated:	30 July 2026