

Delegated Report

Approval of Details Application

Planning Application No: 20251075

Location: Land adjacent to 77 New House Lane, Northfleet, Gravesend, Kent DA11 7HJ

Description: Application for the approval of conditions 3 and 11 attached to planning reference number 20250247 relating to details of external facing materials (3) and full details of lard landscaping and surface finishes (11)

Applicant:

Submitted Documents/Plans

Application forms
Plan no 24133 (03) 001
Plan no 24133 (03) 002

Relevant Planning History

Reference	Description	Decision	Decision Date
20250247	Erection of a single storey dwelling with associated landscaping and crossover	Permitted	26/09/25

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 34 of the NPPF (2024) 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 First Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

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

Officer's Analysis

This is an application for the approval of conditions 3 and 11 attached to planning permission 20250247 relating to the details of external facing materials (condition 3) and details of hard surfacing and surface finishes (condition 11).

Condition 3 – Details of external facing materials

3. *Notwithstanding the details on the approved plans, submitted documents and application forms, before any above ground works commence, details (and samples where requested) of all the external facing materials to be used in the construction of the development hereby permitted shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.*

Reason: To ensure the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

The proposed external facing materials comprise;

- Ibstock 'Leicester Ivanhoe Cream' bricks
- Redland 49 interlocking roof tiles (colour slate grey)
- uPVC windows (colour anthracite grey)
- Fascia boards (colour black)
- Downpipes and guttering (colour black)

The proposed materials are considered to be acceptable in terms of visual amenity. Therefore, the proposal is considered to comply with Policy CS19 of the Gravesham Local Plan Core Strategy (2014). As such, the Local Planning Authority approves condition 3.

Discharge condition 3

Condition 11 – hard landscaping and surface finishes

11. *Prior to any above ground works taking place, a plan shall be submitted to the Local Planning Authority for approval showing full details of hard landscaping and surface finishes for the development, including the car parking area, any patio areas, any screening or boundary treatment by walls, fences or other means and any steps. The scheme shall be constructed in accordance with the approved details and completed, in its entirety, prior to the first occupation of the dwelling hereby permitted.*

Reason: In order to protect and enhance the appearance and character of the site and locality in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

The proposed hard surfacing materials and boundary treatments comprise;

- Porcelain paving (colour Jupiter grey)
- Hauraton recyfix pro 150 channel (colour black)
- Waney lap boundary fencing (colour brown)

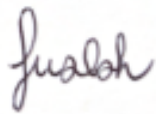
The proposed details are considered to be acceptable in terms of visual amenity and impact upon character. Therefore, the proposal is considered to comply with Policy CS19 of the Gravesham Local Plan Core Strategy (2014). As such, the Local Planning Authority approve condition 11.

Discharge condition 3

Recommendation

Approval of conditions 3 and 11.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Tom Gabriel	Team Leader:	Mrs Faye Walsh
Signed:	TM Gabriel	Signed:	
Dated:	22 October 2025	Dated:	23 October 2025