



Delegated Report

Approval of Conditions Application

Application No: 20251056

Location: Former Chalk Scout Hall, Castle Lane, Gravesend, Kent, DA12 4TQ

Description: Application for the approval of conditions 10, 11, 12, 14, 15, 16, 19, 23 and 24 attached to planning permission reference number 20210514 relating to details of all proposed external lighting of the site and dwellings (10), full details of all boundary treatments, including their design, height and materials (11), Permitted Development Rights - Windows and Obscure Glazing (12), Car Parking Provision (14), Cycle Parking Provision and Retention (15), Electric Vehicle (EV) Charging Points (16), full details of soft landscaping (19), Ecological Enhancement Plan (23), a lighting design plan (24).

Applicant: Mr Jamie Masters, Bespoke Builds Ltd

Submitted Documents/Plans

- Application Form – dated 14 October 2025;
- Supplementary Information – Conditions Statement;
- Supplementary Information – Additional Information;
- Supplementary Information – Car Charger Data Sheet
- Supplementary Information – Photograph of EVC Point and Planting (Plot 1);
- Supplementary Information – Photograph of EVC Point and Planting (Plot 2);
- Supplementary Information – Photograph of Soft Landscaped Bank (southern boundary);
- Supplementary Information – Photograph of Soft Landscaped Lawn (front of development);
- Supplementary Information – Photograph of Planting Boxes (north of Plot 2);
- Supplementary Information – Photograph of Bug Hotel;
- Supplementary Information – Photograph of Bird Box;
- Supplementary Information – Photograph of Bat Box;
- Supplementary Information – Photograph of Cycle Secure Rack (Plot 1);
- Supplementary Information – Photograph of Cycle Secure Rack (Plot 2);
- Drawing no. P_01/1 – Existing Site Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240175	Application for approval of part ii of condition 6 attached to planning permission reference number 20210514 relating to archaeologist watching brief report.	Approval of details	13.05.2024
20240230	Application for a non-material amendment to planning permission reference number 20210514 to allow a replacement of concrete roof tiles colour red with Eternit Slate roofing tiles.	Approval of Non-Material Amendment	08.04.2024

20231154	Application for approval of part i. of condition 6 attached to planning permission reference number 20210514 relating to archaeological field evaluation works	Approval of details	08.01.2024
20230849	Application for the approval of conditions 7,8,11,14,19 and 21 attached to planning permission reference number 20210514 relating to connection to suitable mains drainage (7), A sustainable surface water drainage management and maintenance plan (8), details relating to the boundary treatments (11), the vehicle parking areas (including the means of access and vehicle turning areas) shall be formed, surfaced, drained and marked out (14), full details of soft landscaping for the development (19) and full details of hard landscaping for the development (21).	Approval of details	03.10.2023
20230782	Application for the approval of conditions 3 (CEMP Document) and 9 (Materials) attached to planning permission 20210514.	Approval of details	22.09.2023
20210514	<u>_REVISED DESCRIPTION_</u> Demolition of the existing building and erection of two detached 3/4 bedroom chalet style bungalows.	Permitted	07.04.2022

Consultations, Publicity and Representations

Kent County Council Biodiversity – No comment received.

Officer's Analysis

This application seeks to approve the following conditions attached to planning permission reference 20210514:

- 10. - Lighting
- 11. - Boundary Treatments
- 12. - Permitted Development Rights - Windows and Obscure Glazing
- 14. - Car Parking Provision
- 15. - Cycle Parking Provision and Retention
- 16. - Electric Vehicle (EV) Charging Points
- 19. - Soft Landscaping
- 23. - Ecological Enhancement Plan
- 24. - Lighting Design Strategy for Biodiversity

Condition 10 states:

10. Prior to the first occupation of the development hereby permitted, details of all proposed external lighting of the site and dwellings shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details before the dwellings are first occupied. No additional lighting shall thereafter be installed on the site of dwellings without the grant of further specific planning permission from the Local Planning Authority.

This condition was attached to ensure that the development does not harm amenity through intrusive lighting.

The supporting information shows the only external lighting on the properties are PIR Activated Lights to the front of each dwelling. These sensor lights are considered to limit any impact on amenity and condition 10 can be discharged.

Condition 11 states:

11. Notwithstanding the details relating to the boundary treatments as set in the planning application form, Design and Access Statement and approved drawings, before any above ground works commence, full details of all boundary treatments, including their design, height and materials, to the dwellings hereby permitted and the access thereto including similar details of any vehicular or pedestrian gates to the access and communal areas of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details before the dwellings hereby permitted are first occupied. Thereafter, and notwithstanding the provisions of Article 3 of and Class A of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any provision equivalent to that Class in any statutory instrument replacing, revoking or re-enacting that Order, with or without modification, no additional gates, fences, walls or other means of enclosure shall be erected on the site without the grant of further specific planning permission from the Local Planning Authority.

This condition was attached to ensure that the visual amenity and character of the area is preserved.

The supporting plans demonstrate that the boundary treatments include close board timber fencing, with concrete posts and gravel boards. These have been erected along the boundaries of the dwellings to create private amenity space. This is considered to be acceptable and preserves the character of the area and condition 11 can be discharged.

Condition 12 states:

12. *Notwithstanding the provisions of Article 3, and Part 1 Classes A and G of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any provision equivalent to those Classes in any statutory instrument replacing, revoking or re-enacting that Order, with or without modification, no window, door or other form of opening other than those shown on the approved drawings shall be formed in either flank elevations of the dwellings hereby permitted. For the avoidance of doubt the first-floor bathroom window in the side elevation of the development shall be obscure glazed only at all times.*

This condition was attached to ensure that amenity of neighbouring residents and future occupiers is safeguarded.

This condition does not require approval, however the supporting condition statement confirms that the first-floor flank bathroom window are obscure glazed.

Condition 14 states:

14. *Prior to the first occupation of the development hereby permitted, the vehicle parking areas shown on the approved drawings (including the means of access and vehicle turning areas) shall be formed, surfaced, drained and marked out in accordance with the details shown on the approved drawing (Drawing No PL-101-01 Rev A: Proposed Site Plan, Street Scene & Site Location Plan); thereafter, and notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to that Order in any statutory instrument replacing, revoking or re-enacting that Order, with or without modification, no development shall be carried out on the site in such a manner or in such a position as to preclude the use of or access to the reserved vehicle parking and turning areas.*

This condition was attached to ensure that adequate off-street parking provision is secured for future

occupiers of the development.

The frontage of the properties is finished in block paving, with sufficient space for off-street parking. The supporting plan shows two parking spaces to the front of each dwelling, which accords with adopted parking standards. Therefore, condition 14 can be discharged.

Condition 15 states:

- 15. The cycle parking facilities to serve the residential units, as shown on the submitted drawing (Drawing No PL-101-01 Rev A: Proposed Site Plan, Street Scene & Site Location Plan), and which shall be both secure and weatherproof, shall be implemented and made available for such use before the first occupation of the development; thereafter the cycle parking facilities shall be permanently retained.*

This condition was attached to encourage the use of sustainable modes of transport.

The supporting photographs demonstrate cycle parking to the front of each property. The cycle storage are three-bicycle racks, which is sufficient to comply with Gravesham's adopted parking standards and cycles can be secured with a standard chain.

As such, adequate information has been submitted to accord with condition 15, and it can be discharged.

Condition 16 states:

- 16. The electric vehicle charging points to serve the residential units, as shown on the submitted drawing (Drawing No PL-101-01 Rev A: Proposed Site Plan, Street Scene & Site Location Plan) shall be implemented and made available for such use before the first occupation of the development. Each charging point should be able to accommodate a useable supply of 7kW, more under surge conditions. Thereafter the electric vehicle charging points shall be permanently retained and maintained.*

This condition was attached to encourage the use of more environmentally friendly modes of transport.

The supporting information demonstrates that each property is served by an electric vehicle charging point and details of the chargers have been provided. This is sufficient to discharge condition 16.

Condition 19 states:

- 19. Notwithstanding the details as set in the planning application form, Design and Access Statement and as shown in the approved drawing (Drawing No PL-101-01 Rev A: Proposed Site Plan, Street Scene & Site Location Plan) and prior to the first occupation of the development hereby permitted and unless otherwise agreed in writing by the Local Planning Authority, full details of soft landscaping for the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. For the avoidance of doubt the scheme shall include the retention of the existing trees on the eastern boundary of the site and other vegetation and hedges where appropriate within the site. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following the first occupation of the development. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and type during the next available planting season.*

This condition was attached to ensure that the soft landscaped elements of the development are properly designed and can be suitably implemented.

The supporting information details the planting on the site, which includes:

- Trenches
 - Mini conifers Chamaecyparis Lawsonianna “Elloodii” evergreen dwarf conifer.
- Planting Boxes
 - 4No Sambucus nigra: Elderberry
 - 4No Ligustrum: Privet.
 - 4No Corylus avelliana: Hazel
- Grassed front lawn
- Hedged rear boundary
- Wild flower southern boundary



This is sufficient to discharge condition 19.

Condition 23 states:

23. Within six months of works commencing, details including an Ecological Enhancement Plan of how the development will enhance biodiversity will be submitted to, and approved in writing by, the Local Planning Authority. This shall include a native species-only landscape scheme and the provision of bird/bat boxes, amongst other things, in line with the recommendations contained in the applicants Preliminary Ecological Appraisal by K B Ecology dated 18th December 2020 (Ref No 2020/11/17).

The approved details shall be implemented before the first occupation of the development and thereafter retained and maintained.

This condition was attached to ensure that wildlife and biodiversity are protected.

The supporting information details the inclusion of biodiversity enhancement on the site, including bug hotels, bird boxes and bat boxes. The bug hotels are located to the rear of the gardens within the mature hedgerows. The bird and bat boxes are installed at eave level on the dwellings.

This is considered to be appropriate enhancement in accordance with Policy CS12 (LPCS) and condition 23 can be discharged.

Condition 24 states:

24. Prior to first occupation of the development hereby permitted, a lighting design plan for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The plan shall show the type and locations of external lighting, demonstrating that areas to be lit will not disturb bat activity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.

This condition was attached to ensure that the lighting design is suitable for wildlife and biodiversity.

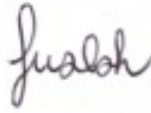
As aforementioned in condition 10 above, the only external lighting proposed are two PIR sensor lights to the front of the dwellings. These face onto the highway and are only triggered by movement and are on a timer. The lighting is considered to be appropriate for wildlife and condition 24 can be discharged.

Conclusion

The application has been supported by sufficient information to approved conditions 10 (Lighting), 11 (Boundary Treatments), 12 (Permitted Development Rights - Windows and Obscure Glazing), 14 (Car Parking Provision), 15 (Cycle Parking Provision and Retention), 16 (Electric Vehicle (EV) Charging Points), 19 (Soft Landscaping), 23 (Ecological Enhancement Plan) and 24 (Lighting Design Strategy for Biodiversity).

Recommendation

Approval of Conditions

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	9 December 2025	Dated:	09 September 2025