

Delegated Report

Approval of Details Application

Application no:	20241080
Location:	Custom House, The Terrace Gravesend Kent
Description:	Application for the approval of condition 13 (External Facing Materials) attached to planning reference number 20210757.
Applicant:	Custom House (Gravesend) Limited
Site Visit Date:	29 January 2025

Planning permission was granted for 'Redevelopment of the site including demolition of the southern part of the workshop building and existing corridor link at first floor level between Custom House and the outbuildings and conversion of Custom House, the coachhouse and outbuildings to include extensions, the Old Boathouse and the Boathouse with external alterations and erection of a new three storey building to provide 27 residential units (6 x 1 bed, 15 x 2 bed and 6 x 3 bed) with associated landscaping and parking' under application ref. 20210757 on 24 November 2023.

It should be noted that the applicant submitted an application for a non-material amendment to planning permission reference number 20210757 to allow removal of the reference to the housing mix from application description. This was permitted on 22 July 2024 and the effect of this decision amended the description of the development of planning permission reference 20210757 to the following:

Redevelopment of the site including demolition of the southern part of the workshop building and existing corridor link at first floor level between Custom House and the outbuildings and conversion of Custom House, the coachhouse and outbuildings to include extensions, the Old Boathouse and the Boathouse with external alterations and erection of a new three storey building to provide 27 residential units with associated landscaping and parking.

Application ref. 20210757 was subject to a number of conditions including condition no. 13 which this application seeks to discharge.

Consultations

No response from:

- GBC Conservation Officer

Analysis

Condition 13 is as follows:

13. Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence details and samples of all the external facing materials to be used in the construction of the development hereby permitted including the extensions to the coach house and Custom House outbuildings and the new terrace hereby permitted along with the replacement of any existing materials in connection with repair works shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the architectural and historic importance of the grade II listed Custom House and Gazebo and the curtilage listed buildings and their setting including the setting of other nearby listed buildings and to protect the character and appearance of the Riverside Conservation Area in accordance with Policies CS19 and CS20 Gravesham Local Plan Core Strategy (September 2014) and Saved Policies TC2 and TC3 of the Gravesham Local Plan First Review 1994.

The information that has been submitted in pursuance of condition 13 is:

- Application form;
- Material Palette; and
- Samples of:
 - Olivier Bricks Leighcroft Weathered brick
 - Slate
 - Cast iron guttering
 - Black powder coated cast iron effect guttering
 - Acanthus Portland stone



As per the order in the Material Palette document the materials for each building have been assessed as follows. For ease of reference the items in **green** are considered acceptable and the items in **red** are considered unacceptable.

It should be noted that this assessment is purely on whether the proposed materials are acceptable or not as condition 13 requires. It does not relate to any other matters such as joinery details for example.

Custom House – Plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11 (Main listed building)

Roof

Existing slates and rolled lead flat roofs, lead hips, ridges and flashings to remain and repaired and replaced to match existing where required. **Acceptable.**

Brickwork

Existing yellow stock brickwork and segmented arches to be repaired and repointed where required. **Acceptable.**

Windows

Existing single glazed, white painted timber sash windows to be retained and repaired as necessary in accordance with method statement **Acceptable**. (Comment – The acceptability of this is in relation to the windows remaining and being repaired if required. In regard to the comment on a method statement it should be noted that none was submitted with the original application or this application and so no permission has been granted for repair works to the windows should they be needed.

Doors

Existing blue painted doors to be retained and repaired and reinstated as necessary. **Acceptable**.

Rainwater goods

Existing black painted cast lead and iron hoppers and down pipes - repairs or replacement to existing to be of same materials. **Acceptable**.

Stonework

Existing Portland stone features including banding, parapet and feature stone to remain, cleaned, repaired to match existing where required. **Acceptable**.

Cast stone cills

Existing Portland cast stone cills to be cleaned and repaired where possible or replaced with new to match existing in colour and style. **Acceptable**.

Railings

Existing cast iron spear railings to be retained, repaired and repainted blue as necessary in accordance with method statement. Any new timber doors to match existing **Acceptable**. (Comment – In regard to the comment on a method statement it should be noted that none was submitted with the original application or this application and so no permission has been granted for repair works to the railings should they be needed. It should be noted there is no permission to replace the existing doors. If it is ever proposed to replace them then Listed Building Consent would be required.

Coach House - Plot 4 (Attached to the main listed Custom House)

Roof of mansard extension

Natural grey slate sample **Unacceptable** (Comment – sample appears to be Spanish slate as has the gold flecks and not suitable for listed buildings. Welsh or Canadian slate is acceptable for listed buildings)

Brickwork

Existing yellow stock brickwork to be repaired and repointed where required. **Acceptable**.

Windows

Existing ground floor openings – new double glazed, white painted timber sash windows

Mansard extension - double glazed dark grey aluminium windows **Unacceptable** (Comment - Double glazing and aluminium are not considered acceptable for any of the windows in this listed building – all windows should be timber and single glazed).

Doors

Existing single entrance door to be replaced with new blue painted timber four panel doors to match existing style and colour;

Existing blue painted timber doors to be repaired and reinstalled in accordance with method statement; **Acceptable**.

New double glazed grey aluminium French doors to front gable **Unacceptable** (Comment - Double glazed aluminium French doors in place of the existing timber double doors would not be acceptable – the doors would need to be timber, single glazed).

Rainwater goods

Powder coated aluminium cast iron effect sample **Unacceptable** (Comment - Given the coach house is part of the main listed Custom House it is considered these should be real cast iron).

Cast stone cills

Existing Portland cast stone cills to be cleaned and repaired where possible or replaced with new to match existing in colour and style. **Acceptable**.

Fascias & soffits

New white painted timber fascias and soffits dependent on condition. **Acceptable.**

Outbuildings **Plots 12 & 13**

Roof

Existing slates including rolled lead roofs, hips, ridges and flashings to remain and repaired and replaced to match existing where required. **Acceptable.**

Brickwork

Existing yellow stock brickwork to be repaired and repointed where required. **Acceptable.**

Windows

Existing single glazed, white painted timber sash windows to be retained and repaired as necessary in accordance with method statement **Acceptable.** (Comment - In regard to the comment on a method statement it should be noted that none was submitted with the original application or this application and so no permission has been granted for repair works to the windows should they be needed.

Doors

Existing blue painted doors to be retained, repaired and reinstated as necessary. **Acceptable.**

Rainwater goods

Existing black painted cast lead and iron hoppers and down pipes - repairs or replacement to existing to be of same materials. **Acceptable.**

Stonework

Existing Portland stone features including banding, parapet and feature stone to remain, cleaned, repaired to match existing where required. **Acceptable.**

Cast stone cills

Existing Portland cast stone cills to be cleaned and repaired where possible or replaced with new to match existing in colour and style. **Acceptable.**

Timber porch

To be retained, repaired where possible or replaced with new to match existing. **Acceptable.**

Outbuildings (Curtilage listed building) **Plots 14, 15, 16 & 17**

Roof of extension

Natural grey slate sample **Unacceptable** (Comment – sample appears to be Spanish slate as has the gold flecks and not suitable for listed buildings. Welsh or Canadian slate is acceptable for listed buildings).

Brickwork

Existing yellow stock brickwork to be repaired and repointed where required **Acceptable.**

New Olivier Bricks Leighcroft weathered brick where required, to match surrounding brickwork **Unacceptable** (Comment – From the sample submitted this is not considered acceptable. It can be seen a brick has been chosen to appear 'historic' and 'weathered, but the brick is considered too light a yellow colour and the dark colour over the top is not considered to be sympathetic, it is not considered a good match.

Windows

Ground floor – Double glazed, white painted timber sash windows **Unacceptable** (Comment - Double glazing is not acceptable for any of the windows in this curtilage listed building – all windows should be single glazed)

Roof windows – Double glazed, flush casement windows in dark grey aluminium with dark grey power coated aluminium surrounds **Unacceptable** (Comment - Double glazed aluminium windows and surrounds would not be acceptable – the windows need to be timber, single glazed).

Doors

Front door – Composite 4 panel door **Unacceptable** (Comment – Composite is not acceptable, should be timber)

Doors at first floor level onto external terrace – Double glazed dark grey framed aluminium doors **Unacceptable** (Comment - Double glazed aluminium doors would not be acceptable – the doors need to be timber, single glazed).

Rainwater Goods

Black powder coated cast iron effect aluminium hoppers, gutters and downpipes **Unacceptable** (Comment - Given this is a curtilage listed building it is considered these should be real cast iron).

Stonework

Existing Portland stone features including banding, parapet and feature stone to remain, cleaned, repaired to match existing where required; new stone coping to match existing. **Acceptable**.

Cast stone cills

Existing Portland cast stone cills to be retained, repaired where possible or replaced with new to match existing in colour and style. **Acceptable**.

Terrace balustrade

New black powder coated aluminium balustrade to terrace **Unacceptable** (Comment – black powder coated aluminium does not appear sympathetic, should be cast iron balcony).

Outbuildings (Curtilage listed building)

Plots 18 & 19

Roof

Existing roof material including rolled lead roofs, hips, ridges and flashings to remain and repaired and replaced to match existing where required. **Acceptable**.

Brickwork

Existing yellow stock brickwork to be repaired and repointed where required. **Acceptable**.

Windows

Double glazed, white painted timber sash windows/flush casement windows **Unacceptable** (Comment – Double glazed windows would not be acceptable, should be single glazed windows).

Doors

Front door - Composite 4 panel front doors, blue colour to match existing **Unacceptable** (Comment – Composite is not acceptable, should be timber);

French doors to garden – Double glazed, white painted timber French doors **Unacceptable** (Comment - Double glazing is not acceptable, should be single glazed).

Rainwater goods

Existing black painted cast lead and iron hoppers and down pipes – repairs to existing to be of same materials; **Acceptable**.

New rainwater goods to be cast iron effect aluminium to match **existing Unacceptable** (Comment – Cast iron effect aluminium is not acceptable, should be real cast iron).

Stonework

Existing Portland stone features including banding, parapet and feature stone to remain, cleaned, and repaired or replaced to match existing where required. **Acceptable**.

Cast stone cills

Existing Portland cast stone cills to be cleaned and repaired where possible or replaced with new to match existing in colour and style. **Acceptable**.

Workshop (Plot 20)

Roof

Existing tiles to remain and repaired and replaced to match existing where required. **Acceptable**.

Brickwork

Existing multi stock bricks to be repaired where required, brickwork headers to be retained, new to match existing detail. **Acceptable**.

Rainwater goods

Existing black cast lead and iron gutters and pipes to be repaired or replaced to be of same materials.

Windows

Double glazed, white painted, timber flush casement windows **Unacceptable** (Comment – Double glazing is not acceptable, should be single glazed).

Rooflights – Double glazed heritage style rooflights **Unacceptable** (Comment – No detail on material, double glazing is not acceptable, should be single glazed).

Glazed arches

New double glazed feature archways in black powder coated aluminium **Unacceptable** (Comment – Double glazing or aluminium is not acceptable, should be timber, single glazed).

Cast stone cills

Existing Portland cast stone cills to be retained, repaired where possible or replaced with new to match existing in colour and style. **Acceptable.**

Fascias & soffits

Existing fascia and soffits to be cleaned, repaired and repainted where suitable & new ones to match existing. **Acceptable.**

Boathouse (Plot 21)

Roof

Main - Existing multi red, clay roof tile with red clay, 2-holed crested ridge tiles to remain and repaired and replaced to match existing where required. **Acceptable.**

Terrace roof - Rolled lead finish to be removed and replaced with updated waterproof membrane **Unacceptable** (Comment – No details of what the waterproof membrane is but removal of existing rolled lead finish is not considered acceptable).

Brickwork

Existing red stock brickwork to be repaired and repointed where necessary. **Acceptable.**

Windows

Double glazed, white painted, timber flush casement windows **Unacceptable** (Comment – Double glazing is not acceptable).

Doors

Front door - New composite 4 panel door, blue colour to match existing **Unacceptable** (Comment – Composite material not acceptable, this should be timber).

Rainwater Goods

Existing black painted cast lead and iron gutters and down pipes to be repaired or replaced with new to be of same materials. **Acceptable.**

Hung tiles

To retained and cleaned and replaced with similar matching type where required. **Acceptable.**

Cast stone headers and cills

Existing Portland cast stone cills and headers to be cleaned and repaired where possible. All new cills and headers to match existing, in colour and style. **Acceptable.**

Fascias & Soffits

Existing fascia and soffits to be cleaned, repaired and repainted where suitable & new ones to match existing. **Acceptable.**

Timber balustrade

White painted, timber balustrade to be replaced to match existing. **Acceptable.**

Boathouse (Plots 22, 23 & 24)

Roof

Existing multi red, clay roof tile with red clay, 2-holed crested ridge tiles to remain and repaired and replaced to match existing where required. **Acceptable.**

Brickwork

Existing red stock brickwork to be repaired and repointed where necessary with infill brickwork to match existing. **Acceptable.**

Windows

Double glazed, white painted, timber flush casement windows **Unacceptable** (Comment – Double glazing is not acceptable, should be single glazed).

Doors

Front door - New composite 4 panel door, blue colour to match existing **Unacceptable** (Comment – Composite material not acceptable, this should be timber).

Rainwater Goods

Existing black painted cast lead and iron gutters and down pipes to be repaired or replaced with new to be of same materials. **Acceptable.**

Cast stone headers and cills

Existing Portland cast stone cills and headers to be cleaned and repaired where possible. All new cills and headers to match existing, in colour and style. **Acceptable.**

Fascias & Soffits

Existing fascia and soffits to be cleaned, repaired and repainted where suitable & new ones to match existing. **Acceptable.**

New Build Terrace

Roof & Hung Tile Top Floor

- Natural grey slate sample, to match existing and surrounding roofing materials
- Proposed top floor to have grey slate hung tiles.

Unacceptable

(Comment – sample appears to be Spanish slate as has the gold flecks and not suitable. Welsh or Canadian slate is recommended given location of site next to listed and curtilage listed buildings).

Brickwork

Olivier Bricks Leighcroft weathered yellow brick, to match existing main house **Unacceptable** (Comment – From the sample submitted this is not considered acceptable. It can be seen a brick has been chosen to appear 'historic' and 'weathered', but the brick is considered too light a yellow colour and the dark colour over the top is not considered to be sympathetic; it is not considered a good match.

Windows

New double glazed aluminium windows to be dark grey aluminium, with dark grey powder coated aluminium surrounds **Unacceptable** (Comment – Not acceptable given proximity to listed and curtilage listed buildings)

Doors

Composite front door, dark grey colour to match windows **Unacceptable** (Comment – Not acceptable given proximity to listed and curtilage listed buildings)

Rooflights

New double glazed aluminium roof lights **Unacceptable** (Comment – Not acceptable given proximity to listed and curtilage listed buildings)

Rainwater Goods

New black cast iron effect aluminium hoppers and downpipes to match existing building appearance **Unacceptable** (Comment – Not acceptable given proximity to listed and curtilage listed buildings)

Stonework

-New feature stone banding and copings to match existing Portland Stone material appearance. Light-weight stone required to parapets. **Acceptable**.

Balustrade

New black powder coated aluminium balustrade to balcony, fixed to parapet **Unacceptable** (Comment – Not acceptable given proximity to listed and curtilage listed buildings).

Conclusion

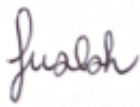
Whilst some of the details submitted in relation to condition 13 are satisfactory, this is not the case for all of the details. The Local Planning Authority is unable to partially discharge conditions and as such, the whole application must be reused, based on the following ground;

1. The details submitted for condition 13 of planning permission 20210757 are not considered acceptable as a number of the materials that are proposed are unsympathetic and incongruous materials, that would not preserve the architectural and historic interest of the curtilage listed buildings or the setting of the main listed buildings on the site of Custom House or the Gazebo. It would also fail to preserve the character or appearance of the Riverside Conservation Area. As such, the proposed details are contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994) and section 16 of the National Planning Policy Framework (2024).

Recommendation:

Refusal of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	30th January 2025	Dated:	30 January 2025