



Delegated Report

Approval of Conditions Application

Application No:	20211384
Location:	80 Vale Road, Northfleet, Gravesend, Kent, DA11 8DA
Description:	Application for approval of conditions 3, 4 and 5 attached to listed building consent reference number 20210606 relating to external facing materials (3), external details and materials (4) and a schedule of works of the repair works for each window(5).
Applicant:	Ian Gabell
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 20/11/2021;
Supplementary Information - Notes on conditions with photographs;
Supplementary Information - Email from applicant confirming materials to match (received 30/01/2022);
Supplementary Information - Photograph of Existing Rainwater Goods;
Supplementary Information - Photograph of Existing Roof Tiles;
Supplementary Information - Photograph of Existing Shiplap Cladding;
Drawing no. 20211(02)002 - Rev. A - Proposed Ground Floor Plan;
Drawing no. 20211(02)010 - Rev. B - Proposed Side Elevation;
Drawing no. 20211(02)011 - Rev. B - Proposed Rear Elevation.

Relevant Planning History

Application No.	Description	Status	Decision
20210606	Application for Listed Building Consent to raise the conservatory roof, replacing the weatherboard and roof to match the main house, retention of conversion of conservatory to utility, increasing the footprint to insert insulation in between.	PERMITTED	06.07.2021
20210620	Application to raise the conservatory roof, replacing the weatherboard and roof to match the main house, retention of conversion of conservatory to utility, increasing the footprint to insert insulation in between.	PERMITTED	06.07.2021
20110874	Application for Listed Building Consent for the replacement of the kitchen window.	PERMITTED	21.12.2011

Preliminary Matters

Prior to the submission of this application there were discussions between the applicant and Local Planning Authority regarding Conditions 4 and 5 attached to planning permission ref. 20210606. The applicant stated that the windows will not be replaced, moved or modified in any way as part of the development, and questioned if detailed drawings were required to discharge the conditions.

Given the historic character of the Listed Building, the Conservation Officer was consulted regarding the conditions, and confirmed that in order to approve conditions 4 and 5 the submission of photographs within a report will be acceptable.

Officer's Analysis

This is an application for the approval of conditions 3, 4, 5 and 6 attached to planning application reference 20210606 relating to the external facing materials, external details and materials, as well as the schedule of work to repair windows.

Condition 3 states the following:

3. *Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence additional details (and samples where requested by the Local Planning Authority) 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.*

The Conservation Officer provided comment on the materials proposed, stating the following:

"A slate sample should be submitted for review. In addition, we need to see details of the rainwater goods, which appear from the agents photos to be cast iron on the adjacent extension.

I also note the use of weatherboarding to match the main house. For clarification this is featheredged weatherboarding not as shown in the agents drawing. The existing weatherboard that the agent refers to as rustic is called shiplap, and it is agreed that this should not be used in the extension.

It is unfortunate that the applicant has decided not to match the flush timber casement windows of the adjacent extension as these appear more appropriate than the modern timber mock sash windows."

Additional information was received from the applicant (30/01/2022) which included photographs of the existing materials and confirmation in writing that these would match existing. The Conservation Officer reviewed the additional information and confirmed that on the basis of the photographs and the proposal to match existing cast iron gutters, welsh slate tiles and painted feather edged weatherboarding that the application is acceptable. Therefore, the materials proposed are considered acceptable and Condition 3 can be approved.

Condition 4 states the following:

4. *Prior to any works being carried out and notwithstanding the details of all external details and materials shall be submitted to and approved in writing by the Local Planning Authority. These should include:*
 - *Joinery drawings at 1/10 and half or full size, showing the window and door in the wall; and*
 - *A drawing at 1/20 - with 1/10 or 1/5 sections through the external wall showing the base, eaves and ridge construction details.*

The development shall be carried out in accordance with the approved details prior to the extension first being

brought into use.

As per the 'preliminary matters' section, photographs have been provided within a report and Condition 4 can be approved.

Condition 5 states the following:

5. *Prior to any repair works being carried out to any of the windows, a schedule of works of the repair works for each window which should correlate with each window being numbered on corresponding elevation drawings and photographs shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.*

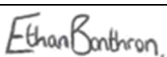
As per the 'preliminary matters' section, photographs have been provided within a report and Condition 5 can be approved.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to the external facing materials, external details and windows in the development. As such it is considered that sufficient information has been submitted in order for condition 3, 4 and 5 to be discharged.

Recommendation

Approval of Conditions

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	23 rd February 2022	Dated:	24 th February 2022