

Delegated Report

Discharge of Condition Application

Planning Application No:	20230033
Location:	Garage Block, 64 Peacock Street, Gravesend Kent
Description:	Application for the approval of condition 3 attached to planning permission 20220216 relating to details and/or samples of all external facing materials to be used on the building
Applicant:	Mr Murat Ojo
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form
Covering letter dated 13 January 2023
Drawing no. 22-1070-DOPC-01 A (Proposed material finishes and elevations)

Relevant Planning History

Reference	Description	Decision	Decision Date
20220216	Demolition of existing buildings and erection of 2no. two bedroom self-contained flats.	Permitted	21.04.2022

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS19 – Development and Design Principles

Paragraph 33 of the NPPF (2021) 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 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 12 – Achieving well-designed places

Consultations, Publicity and Representations

Consultees

None required for this type of application or considered necessary in this instance.

Local Ward Councillors were consulted but they have not submitted any comments.

Officer's Analysis

Condition 3 (Details of all external facing materials)

Condition 3 states as follows:

3. *Prior to the commencement of any above ground works, details and/or samples of all external facing materials to be used on the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.*

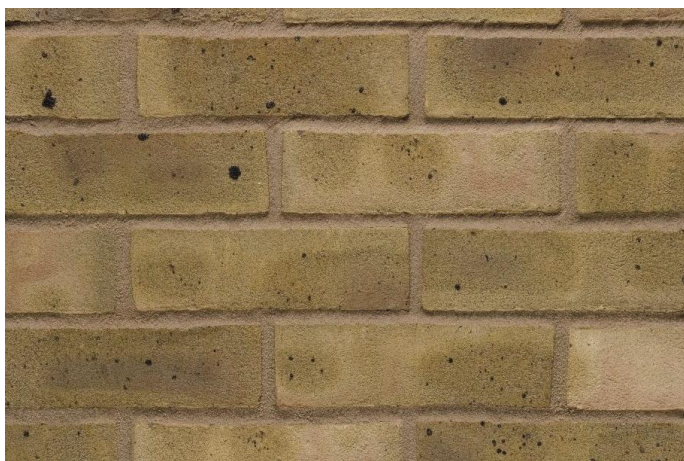
Initially, Chancery Yellow Multi Stock by Weinerberger was proposed for the main facing brick:



Given the presence of traditional yellow stock bricks in the buildings in the road, the main facing brick was requested to be altered to be more in keeping with these traditional bricks.

The submitted application form and particulars therefore set out the proposed materials as follows:

- Facing main brick – Hurstwood Multi Stock by Weinerberger
- Facing detail brick – Leicester Rd Stock by Ibstock
- Roof tiles – Sandtoft Standard Pattern Dark Grey by Weinerberger
- Flat roof - Finish to be Cureit GRP fibreglass finished in graphite grey





The submitted details are considered to be satisfactory in terms of their appearance, and in keeping with the mixed character of the area, in accordance with the reason for condition 3. The details are therefore considered to be acceptable and condition 3 can be discharged.

Conclusion and Recommendation

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20220216 for the demolition of the existing buildings and the erection of 2no. two bedroom self-contained flats. It is considered that condition 3 can be fully discharged.

A further informative should be included to remind the applicant of the need to comply with the requirements of the remaining conditions.

(See draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	<i>[Signature]</i>
Dated:	7 March 2023	Dated:	08 March 2023