

Delegated Report

Approval of Details Application

Application no:	20260080
Location:	38 Windmill Street Gravesend Kent DA12 1BA
Description:	Application for the approval of condition 3, 4 and 6 (Materials) attached to planning reference number 20250184.
Applicant:	Mr Michael Sears
Site Visit Date:	N/A

Listed Building Consent was granted for demolition of existing garages and creation of 6 parking spaces to the rear of 38 Windmill Street on 30 July 2025 under application ref. 20250184. This was subject to a number of conditions including nos. 3, 4 and 6 which this application seeks to discharge.

The information that has been submitted with this application is:

- Application form;
- Discharge of Condition document.

Analysis

Condition 3

3. Prior to the infilling of the arched opening in the boundary wall, details of the materials that the arch shall be infilled with 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.

Reason: *In order to protect the setting of the grade II listed no. 38 Windmill Street and in order to preserve the character and appearance of the Upper Windmill Street Conservation Area in accordance with Policies CS19 & CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 & TC3 of the Gravesham Local Plan First Review (1994).*

The submitted information states that 'The arched opening within the boundary wall will be infilled with appropriate materials, retaining the mortar lines, and the entire internal surface will be finished in paint colour RAL 1013 (Oyster White). No other materials are proposed, and the works will be carried out strictly in accordance with these details.'

However, no details of the 'appropriate materials' have been provided therefore, it cannot be assessed whether they are appropriate or not. As this is a listed wall it is important that details of the materials are provided so that an assessment of whether they are acceptable or not can be made to ensure that unsympathetic materials are not used which could cause harm to the significance of this listed wall, the setting of the grade II listed no. 38 Windmill Street and also the character and appearance of the Upper Windmill Street Conservation Area. The fact the infill section would be painted over does not negate the need for ensuring suitable materials are used for the infill underneath.

In summary, insufficient information has been submitted of the materials that would be used in the infilling of the arched opening in the boundary wall. It cannot therefore be known if the significance of this listed wall and setting of the grade II listed no. 38 Windmill Street would be protected and whether the character and appearance of the Upper Windmill Street Conservation Area would be preserved or enhanced. As such the proposal is contrary to Policies CS19 & CS20 (LPCS) and saved Policies TC2 & TC3 (LPFR) and condition 3 of listed building consent reference number 20250184 cannot be discharged.

Condition 4

4. Prior to the re-built and new brick walls being built, a sample of the brick to be used 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.

Reason: *In order to protect the setting of the grade II listed no. 38 Windmill Street and in order to preserve the character and appearance of the Upper Windmill Street Conservation Area in accordance with Policies CS19 & CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 & TC3 of the Gravesham Local Plan First Review (1994).*

The submitted document states that 'The rebuilt and new brick walls will be constructed using yellow stock brick. A sample of the brick will be provided for approval, and no other materials are proposed. The development will be carried out strictly in accordance with these details.'

No actual sample of the brick has been submitted which is what the condition requests. As such insufficient information has been submitted to discharge condition 4 of listed building consent ref. 20250184.

In summary, insufficient information has been submitted of the brick that would be used in the re-built and new brick walls. It cannot therefore be known if the significance of this listed wall and setting of the grade II listed no. 38 Windmill Street would be protected and whether the character and appearance of the Upper Windmill Street Conservation Area would be preserved or enhanced. As such the proposal is contrary to Policies CS19 & CS20 (LPCS) and saved Policies TC2 & TC3 (LPFR) and condition 4 of listed building consent reference number 20250184 cannot be discharged.

Condition 6

6. The parking area shall be blocked paved and prior to the re-surfacing of the parking area, details of the block paving to be used 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.

Reason: *In order to protect the setting of the grade II listed no. 38 Windmill Street and in order to preserve the character and appearance of the Upper Windmill Street Conservation Area in accordance with Policies CS19 & CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 & TC3 of the Gravesham Local Plan First Review (1994).*

The submitted document states that 'The parking area will be surfaced in tarmac rather than block paving. Tarmac provides a smooth, durable, and low-maintenance surface, reducing the risk of trip hazards and weed growth that can occur with block paving. It also allows for efficient drainage and long-term resilience under vehicle use. No other materials are proposed, and the development will be carried out in accordance with these details.'

Condition 6 stipulates that the parking area shall be block paved, this was to ensure that the area to the rear of the grade II listed no. 38 Windmill Street did not have some unsympathetic material used and details of the block paving were requested to ensure it was a suitable colour and arrangement.

In this submission this has been completely dismissed and it is stated instead that the parking area will be tarmac and its benefits are given. Unacceptable information has been submitted as it should be details of block paving submitted not tarmac and furthermore the use of tarmac for a parking area at the rear of the grade II listed no. 38 Windmill Street would be completely unacceptable. Tarmac is not a sympathetic material for the age and character of the listed no. 38 Windmill Street. It would appear as an alien and incongruous feature and would cause significant harm to the setting of no. 38. It would also cause harm to the character and appearance of the Upper Windmill Street Conservation Area and would not preserve it.

In summary, unacceptable information has been submitted of the surfacing for the parking area as details

of block paving have not been provided and the proposal for tarmac instead would be harmful to the setting of this listed wall and no. 38 Windmill Street and the character and appearance of the Upper Windmill Steet Conservation Area which would not be preserved. As such the proposal is contrary to Policies CS19 & CS20 (LPCS) and saved Policies TC2 & TC3 (LPFR) and condition no. 6 of listed building consent reference number 20250184 cannot be discharged.

Conclusion

The information that has been submitted for conditions 3,4 & 6 is not acceptable and none of these conditions can be discharged.

Recommendation:

Refusal of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	2nd March 2026	Dated:	03 March 2026