

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20230878
Location	Union House 61 Parrock Street Gravesend Kent
Proposal:	Application for a Proposed Lawful Development Certificate in respect of the temporary removal of cladding, installation of insulation and the cladding to be reinstated
Applicant:	Mr James Rwodzi
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form Dated 09/08/2023;
Site Location Plan – Received 17/08/2023; and
Supplementary Information – Cover Letter - Received 17/08/2023.

Property Type

Union House, 61 Parrock Street is a block of residential flats.

Material Consideration

Section 55 (2) of the Town and Country Planning Act 1990

Relevant Planning History

Reference	Description	Decision	Decision Date
20030315	A) Demolition of existing multi-storey car park and erection of part five/six/seven and nine storey building to provide 100 self-contained one and two bedroom flats with six live-work units and 956 square metres of commercial/community floorspace in four units at ground floor level and the laying out of 108 car parking spaces. B) Demolition of existing two storey car park and erection of 11 two/three storey, three bedroom terraced houses attached to three/four storey building to provide 14 one and two bedroom self-contained flats, one detached 3 bedroom dwelling; laying out of children's play garden and 35 car parking spaces. C) Erection of a seven storey building to provide 12 two bedroom self-contained flats and erection of a three	Permitted	30.07.2004

	storey terrace of eight four bedroom houses and the laying out of 27 car parking spaces.		
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Officer Assessment

The application seeks a Lawful Development Certificate for the removal of existing cladding to the exterior of the building, instillation of insulation and to reinstate original cladding.

The meaning of "development" is defined under Section 55 (2) of the Town and Country Planning Act 1990.

"In the context of the proposed instillation of insulation, this definition includes "...the carrying out for the maintenance, improvement or other alteration of any building of works which...do not materially affect the external appearance of the building..."

The cover letter provided with the application sets out the proposed works as below:

"The proposed remediation works involve the replacement of the combustible timber substrate framework with zinc and terracotta rainscreen cladding (regulation compliant). In order to facilitate this the cladding will be temporarily removed and then reinstated once the insulation is installed. Subsequently, there will be no alteration to the external appearance of the building."

The application proposes the temporary removal of the existing cladding whilst insulation is replaced. The original cladding will then be reinstated. Therefore, the external appearance of the building will be altered only temporarily whilst works are carried out and no permanent alterations to the exterior are proposed.

As such, it is considered that the proposal does not materially affect the external appearance of the building permanently and would not constitute "development" as defined by Section 55 of the Town and Country Planning Act 1990.

Conclusion

The proposal for the temporary removal of cladding, installation of new insulation and the cladding to be reinstated would not constitute development as defined by Section 55 of the Town and Country Planning Act 1990 and so planning permission would not be required. As such a lawful development certificate can be issued.

Recommendation: Grant Lawful Development Certificate

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	N Goodbody	Signed:	R Hart
Dated:	2nd October 2023	Dated:	2 nd October 2023