

Delegated Report

Approval of Details Application

Planning Application No: 20260242

Location: Garages Rear Of 2 - 28 Campbell Road Gravesend Kent

Description: Application for the approval of condition 3 (Construction and Contamination), condition 9 (Drainage), condition 11 (Archaeology), condition 12 (Design and Detailed External Appearance), condition 13 (Materials), condition 15 (Boundary Treatments), condition 16 (Detailed Energy and Sustainability Statement), condition 19 (Waste Collection Point Design), condition 24 (Hard and Soft Landscaping), and condition 25 (Hard Landscaping and Surface Treatments) attached to planning reference number 20240611.

Applicant: Mr P Denuelle

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

Planning Application Form;
Covering Letter;
Drawing No. GA 01 – Foundation Plan;
Drawing No. GA 02 – Ground Floor Plan;
Drawing No. GA 03 – First Floor Plan;
Drawing No. GA 04 – Roof Plan;
Drawing No. GA 10 – Drainage Layout Plan;
Drawing No. 20260316-PL01 – Proposed Site Plan – Conditions 12-15-16-19-25;
Drawing No. 20260316-PL02 – Proposed Front Elevation – Conditions 13;
Drawing No. 20260316-PL03 – Proposed Rear Elevation – Conditions 13;
Drawing No. 20260316-PL04 – Proposed Right Side Elevation – Conditions 13;
Drawing No. 20260316-PL05 – Proposed Left Side Elevation – Conditions 13;
Drawing 1 of 1 – Topographic Survey;
Supporting Information – Code of Construction Practice / Construction Management Plan – Ref. 1056 (July 2026);
Supporting Information – Construction Environmental Management Plan – Version 2;
Supporting Information – Drainage Details;
Supporting Information – Energy and Sustainability Statement – Ref. 1056 (March 2026);
Supporting Information – Report for an Archaeological Evaluation By Brook Archaeology Limited (March 2026);
Supporting Information – Report for a Second Stage Archaeological Evaluation By Brook Archaeology Limited (March 2026);
Supporting Information – Appendix A Subsoil Investigations;
Supporting Information – Phase 2 Report on Subsoil Investigations – Ref. 3767/20 (March 2020);
Supporting Information – Health & Safety Management System Documents (06/01/2026);
Supporting Information – Works Information;
Supporting Information – Written Scheme of Investigation – Iceni (October 2025);
Supporting Information – Written Scheme of Investigation for an Archaeological Watching Brief By Brook Archaeology Limited (December 2025);

Supporting Information – Archaeological Evaluation Report – Canterbury Archaeological Trust Ltd (November 2025).

~~Drawing No. 20251105 – PL01 – Proposed Site Plan – Conditions 12-15-16-19-25 received 6th March 2026;~~
~~Drawing No. 20251105-PL02 – Proposed Front Elevation – Conditions 13 received 6th March 2026;~~
~~Drawing No. 20251105-PL03 – Proposed Rear Elevation – Conditions 13 received 6th March 2026;~~
~~Drawing No. 20251105-PL04 – Proposed Right Side Elevation – Conditions 13 received 6th March 2026;~~
~~Drawing No. 20251105-PL05 – Proposed Left Side Elevation – Conditions 13 received 6th March 2026;~~
~~Report for an Archaeological Evaluation By Brook Archaeology Limited (March 2026) received 6th March 2026; and~~
~~Covering Letter received 6th March 2026.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20240611	Application for variation of condition 2 attached to planning permission reference number 20210232 for the demolition of existing garages and erection of a terrace of five 2-storey houses with landscaping, access, parking, refuse, recycling and cycle storage; to allow replacement of drawings to amend the internal layout, erection of ground floor rear extensions and changes to fenestration.	Permitted	11.10.2024
20210232	Demolition of existing garages and erection of a terrace of five 2-storey houses with landscaping, access, parking, refuse, recycling and cycle storage.	Permitted	30.11.2022

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 – Development Affecting Conservation Areas
- TC7 – Other Archaeological Sites
- T1 – Impact of Development on the Highway Network
- T5 – New Access onto Highway Network

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 12 – Achieving Well-Designed Places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Design for Gravesham – Design Code (2024)

Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2023)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Emerging Local Plan as a Material Consideration

Paragraph 48 of the Framework makes it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise. An emerging Local Plan, does not form part of the Development. The Framework, at Paragraph 49 allows local planning authorities to give weight to relevant policies in emerging Local Plans, according to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the Framework, the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given to those policies.

West Oxfordshire District Council v Secretary of State for Housing, Communities and Local Government & Rosconn Strategic Land Ltd [2018] EWHC 3065 (Admin) is a High Court judgement that deals with the weight to be given to a Regulation 19 Local Plan. In this judgement the Court found that the weight to be given to an emerging Local Plan, was a matter of planning judgement, which had to be reached having fully considered the relevant part (Paragraph 49) of the Framework.

The Council's emerging Local Plan, is in the process of being consulted upon (it has reached Regulation 19 stage), the Council is not yet aware of whether third parties will support or object to specific policies within the Plan, or whether they will consider the policies with the emerging Local Plan to be broadly sound and consistent with the NPPF (2024). Taking this into consideration, one can only conclude that at this stage of the process, **limited (i.e. minimal) weight should be afforded to the emerging Regulation 19 Local Plan**. This position would only change once the emerging Local Plan has progressed towards submission and examination, with the Council being fully aware of policies that are subject to unresolved objections and with knowledge of policies that have had their soundness and conformity against the Framework challenged.

This approach accords with the approach taken in a separate High Court case, Gladman Developments Ltd v SSHCLG & Corby Borough Council; & Uttlesford DC [2020] EWHC 518 (Admin) and Court of Appeal [2021] EWCA Civ 104, which was also the subject of a Court of Appeal Ruling [2021] EWCA Civ 104.

Consultations, Publicity and Representations

Consultees

External

KCC Heritage Conservation

07.04.26

I have spoken to the archaeological contractor who has informed me that funding has been secured for the remaining publication works. Therefore, I can recommend full discharge of archaeological conditions.

25.03.26

I have reviewed the archaeological evaluation report submitted to discharge condition 11 (archaeology) and can confirm acceptance and thus partial discharge of condition 11. There will be no requirement for any additional archaeological fieldworks as part of this condition discharge.

However there is a requirement for an article on the archaeological field undertaken to be produced for publication in a local or county archaeological society journal and full discharge cannot be recommended until this has been completed.

Southern Water

Southern Water are happy to discharge conditions 9 and 10, as the drainage plans for surface water and foul have been shown in the new documents.

Southern Water has no objection to the other conditions

Environment Agency

Thank you for consulting us on the above application which we received on 16 March 2026. As part of this consultation, we have reviewed the following documents:

- Submission letter (ref. 1056, dated 16 March 2026, by Morris Russell Planning)
- Phase 2 Report on Subsoil Investigations (ref. 3767/20, dated March 2020, by R. Carr Geotechnical Services)
- Drainage layout plan (ref. GA10, dated 12 December 2024, by S and SK Consulting)

Environment Agency position

We have **no objection** to the discharge of conditions 7, 9 and 10.

Please note we have no comments on the rest of the conditions enclosed in this application as they relate to matters outside our remit.

Internal

GBC – Environmental Protection

06.07.26 – *Comments received on revised submission of details*

This is a brand-new document by a different author. It fully addresses matters relating to Environmental Protection and I have no objection to the condition being discharged.

08.06.26

Comments are made with regards to the following conditions which are relevant to Environmental Protection:

Condition 3 (Construction and Contamination),

The submitted Construction Environmental Management Plan version 2 dated 9th October 2026 (I'm assuming this date is a typo) has been reviewed and comments are below in bold adjacent to the individual points

- (a) Suitable mitigation measures to minimise noise pollution and vibration during the construction phase including the insulation of fixed plant and the silencing of vehicles and mobile machinery **Details are acceptable. The site working hours are acceptable.**
- (b) A Dust Management Plan to minimise emissions to air and to prevent nuisance from wind-blown dust including fencing and the dampening down with water of excavated construction and cover materials on site, and other areas traversed by plant vehicles and machinery **Details regarding dust suppression have been provided. This is acceptable.**
- (c) A Construction Traffic Management Plan covering: - Details of numbers and routeing of construction and delivery vehicles to / from site - Timing of deliveries - Parking and turning areas for construction and delivery vehicles and site personnel - Type and location of wheel washing and chassis cleaning facilities - Temporary traffic management / signage – **These matters really fall to the Highways Officer to comment on. Wheel washing is to be provided which will help minimise dust. Delivery times are acceptable from a minimisation of noise perspective.**
- (d) Details of the location of the proposed construction compound **This is not shown on the plan?**
- (e) Details of security fencing and other site security measures **Submitted details are acceptable.**
- (f) Details of stockpile areas for building materials or for fill or removed topsoil **Although the stockpile area is close to the boundary with other houses, an alternative location is difficult as all boundaries are close to houses/gardens. Stockpiles will need to be carefully managed.**
- (g) A Construction Drainage Design Plan to identify the required devices to prevent construction run off from flowing into existing drainage **No details have been included regarding this.**
- (h) Ecological mitigation measures **This does not fall within Environmental Protections remit. Comments should be sought from the Ecology Officer**
- (i) Measures to be undertaken to protect any public sewers and water apparatus **No details have been included regarding this.**
- (j) Details of vibration monitoring and mitigation during any necessary piling works **No details have been submitted. It may be that there is not going to be any piling?**
- (k) Details of the location, form and visual appearance of any site hoardings along road frontages and footpaths **Details are acceptable**
- (l) Details of temporary construction or security lighting; **Lighting details are acceptable.**
- (m) Monitoring and review provisions with the Local Planning Authority. **No details have been included.**

Comments are needed from other officers/teams on some points and further details are also needed. The CEMP needs to be revised to address these before the condition can be discharged.

Condition 14 (Lighting)

The only additional information that I can see regarding external lighting is that levels will be 10 lux. This is fine and compliant for pre-curfew times (usually considered to be 23:00) in terms of the ILP guidance for this type of area, but levels should be no more than 2 lux overnight. As the lighting is on all the boundaries with the existing residential premises, it is important that lighting levels are not intrusive or detrimental. I would like to see a lighting contour diagram overlain onto a map of the area demonstrating the lux levels at the boundary and also at the façade of the surrounding houses.

27.03.26

The following comments are made with regards to the conditions that are relevant to Environmental Protection:

Condition 3 (Construction and Contamination)

I can't see that a Construction Management Plan has been submitted. If the 'Work Information' document has been submitted with reference to this condition, then this is not satisfactory and doesn't address the requirements of condition 3 which are detailed quite clearly in the condition.

It's advised that Condition 3 is not discharged.

Condition 7 (Closure Report)

The Phase 2 report by R Carr (Ref 3767/20) is the same report submitted with the original application. This is the report detailing the results of the soil sampling and outlining the remediation measures required to be carried out – as referred to in Condition 5. It is not a Closure Report, and this is still needed in order to demonstrate that the site has been appropriately remediated in accordance with the findings in the Phase 2 report.

The condition can't be discharged at this time.

Condition 10 (Foul Drainage)

The cover letter advises that connection to a Southern Water (SW) main sewer is to take place. It is advised that confirmation of this is needed from SW before any discharge of condition takes place.

Condition 14 (Lighting)

Lighting details are on shown on Plan Ref: 20251105-PL01. This shows 1.2m high lamp columns are to be installed, but there are no details regarding the lighting levels themselves. Bearing in mind the proximity of the existing dwellings to the site, these details are needed to ensure that lighting does not result in a detrimental impact to these houses. More information is needed.

GBC Waste Services

No comments received.

Officer's Analysis

Proposal

This application is for the approval of condition 3 (Construction and Contamination), condition 9 (Drainage), condition 11 (Archaeology), condition 12 (Design and Detailed External Appearance), condition 13 (Materials), condition 15 (Boundary Treatments), condition 16 (Detailed Energy and Sustainability Statement), condition 19 (Waste Collection Point Design), condition 24 (Hard and Soft Landscaping), and condition 25 (Hard Landscaping and Surface Treatments) attached to planning reference number 20240611.

Background

Original planning permission was granted under planning application reference 20210232, however as the planning history shows, a variation application was submitted under reference 20240611 and approved. For the avoidance of doubt, this application relates to the most recent planning permission with application reference 20240611.

Submitted Details

The following information has been submitted to discharge condition 3 (Construction and Contamination), condition 9 (Drainage), condition 11 (Archaeology), condition 12 (Design and Detailed External Appearance), condition 13 (Materials), condition 15 (Boundary Treatments), condition 16 (Detailed Energy and Sustainability Statement), condition 19 (Waste Collection Point Design), condition 24 (Hard and Soft Landscaping), and condition 25 (Hard Landscaping and Surface Treatments):

Planning Application Form;

Covering Letter;

Drawing No. GA 01 – Foundation Plan;

Drawing No. GA 02 – Ground Floor Plan;

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Condition 3

Construction and Contamination

3. Construction and Contamination

Code of Construction Practice (CoCP)

No works shall commence on site until a comprehensive Code of Construction Practice/Construction Management Plan covering all environmental impacts of this development has been submitted to and approved in writing by the Local Planning Authority.

The Code of Construction Practice/Construction Management Plan shall include details, where relevant, of the following, including any other measures deemed reasonably necessary:

- (a) Suitable mitigation measures to minimise noise pollution and vibration during the construction phase including the insulation of fixed plant and the silencing of vehicles and mobile machinery
- (b) A Dust Management Plan to minimise emissions to air and to prevent nuisance from wind-blown dust including fencing and the dampening down with water of excavated construction and cover materials on site, and other areas traversed by plant vehicles and machinery
- (c) A Construction Traffic Management Plan covering:
 - Details of numbers and routing of construction and delivery vehicles to / from site
 - Timing of deliveries
 - Parking and turning areas for construction and delivery vehicles and site personnel
 - Type and location of wheel washing and chassis cleaning facilities
 - Temporary traffic management / signage
- (d) Details of the location of the proposed construction compound
- (e) Details of security fencing and other site security measures
- (f) Details of stockpile areas for building materials or for fill or removed topsoil
- (g) A Construction Drainage Design Plan to identify the required devices to prevent construction run off from flowing into existing drainage

- (h) Ecological mitigation measures
- (i) Measures to be undertaken to protect any public sewers and water apparatus
- (j) Details of vibration monitoring and mitigation during any necessary piling works
- (k) Details of the location, form and visual appearance of any site hoardings along road frontages and footpaths
- (l) Details of temporary construction or security lighting; and
- (m) Monitoring and review provisions with the Local Planning Authority.

The construction of the development shall adhere at all times and be carried out in full accordance with the relevant approved document or any subsequent variations that may be approved in writing by the Local Planning Authority.

Reason: To ensure that construction of the development does not result in avoidable congestion on the local highway network, and to protect the amenity of local residents and businesses and protected species and to mitigate the risks to groundwater, in accordance with adopted Gravesham Local Plan Core Strategy Policies CS11 (Transport), CS12 (Green Infrastructure) and CS19 (Development and Design Principles).

The revised Code of Construction Practice / Construction Management Plan – Ref. 1056 (July 2026) fully addresses the initial GBC Environmental Protection's and contains sufficient information to fully address the wording of condition 3 and can therefore be discharged.

Condition 3 has been fully addressed and discharged.

Condition 9

Drainage

9. Drainage

Infiltration of Surface Water Drainage

No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 174 of the National Planning Policy Framework (NPPF) 2021.

The submitted drainage details have been assessed and consultation undertaken with Southern Water who are happy to discharge conditions 9 and 10, as the drainage plans for surface water and foul have been shown in the new documents.

The Environment Agency were also consulted on the submissions and raised no objections.

It is considered that sufficient information has been submitted to meet the requirement of this condition and that the details meet the purposes of the condition and its wording in its entirety.

Condition 9 has been fully addressed and discharged.

Condition 10

Foul Drainage

10. Foul Drainage

The dwellings hereby permitted must be connected to suitable mains drainage and a copy of the permission from Southern Water to connect to the mains is provided to the Local Planning Authority.

Reason: To ensure that an acceptable means of foul disposal for the development is agreed with the sewerage undertaker and in accordance with Policy CS18 of Gravesham Core Strategy Gravesham Local Plan Core Strategy (September 2014) and Section 94 of the Water Industries Act 1991.

The submitted drainage details have been assessed and consultation undertaken with Southern Water who are happy to discharge conditions 9 and 10, as the drainage plans for surface water and foul have been shown in the new documents.

The Environment Agency were also consulted on the submissions and raised no objections.

It is considered that sufficient information has been submitted to meet the requirement of this condition and that the details meet the purposes of the condition and its wording in its entirety.

Condition 10 has been fully addressed and discharged.

Condition 11

Archaeology

11. Archaeology

No development other than demolition to ground level only shall take place until the applicant, or their agents or successors in title, has secured the implementation of:

- i. archaeological field evaluation works in accordance with a Written Scheme of Investigation and timetable which has been submitted to and approved in writing by the Local Planning Authority; and
- ii. following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a Written Scheme of Investigation and timetable which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record, in accordance with adopted Gravesham Local Plan Core Strategy Policies CS19: Development and Design Principles and CS20 (Heritage and the Historic Environment), saved Gravesham Local Plan First Review Policy TC7 and section 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (NPPF), 2021.

The submitted Written Scheme of Investigation has been submitted to address this condition. KCC Heritage Conservation were consulted and have reviewed the archaeological evaluation report submitted to discharge condition 11 (archaeology) and can confirm acceptance and thus partial discharge of condition 11. There will be no requirement for any additional archaeological fieldworks as part of this condition discharge, together with the confirmation of the associated funding being secured.

As such, it is considered that sufficient information has been submitted to meet the requirement of this condition and that the details meet the purposes of the condition and its wording in its entirety.

Condition 11 has been fully addressed and discharged.

Condition 12

Design and Detailed External Appearance

12. Design and Detailed External Appearance

Submission of Details of Ground Levels and Floor Levels

Notwithstanding the details shown in the approved drawings or other supporting documents no works in connection with the development, other than demolition works, shall commence until full details of any proposed earthworks or changes to ground levels on the site including details of any earth retention measures have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details before the first occupation of the development.

Reason: No such details have been submitted and to ensure the development contributes to local character and local visual amenity and protects the privacy and amenity of adjoining premises and pursuant to Policy CS19: Development and Design Principles of the Gravesham Local Core Strategy and section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF).

The submitted Drawing No. 20260316-PL01 – Proposed Site Plan – Conditions 12-15-16-19-25 and Drawing No. GA 01 – Foundation Plan adequately show the ground and floor levels as requested within the wording of condition 12.

As such, it is considered that sufficient information has been submitted to meet the requirement of this condition and that the details meet the purposes of the condition and its wording in its entirety.

Condition 12 has been fully addressed and discharged.

Condition 13

Materials

13. Materials

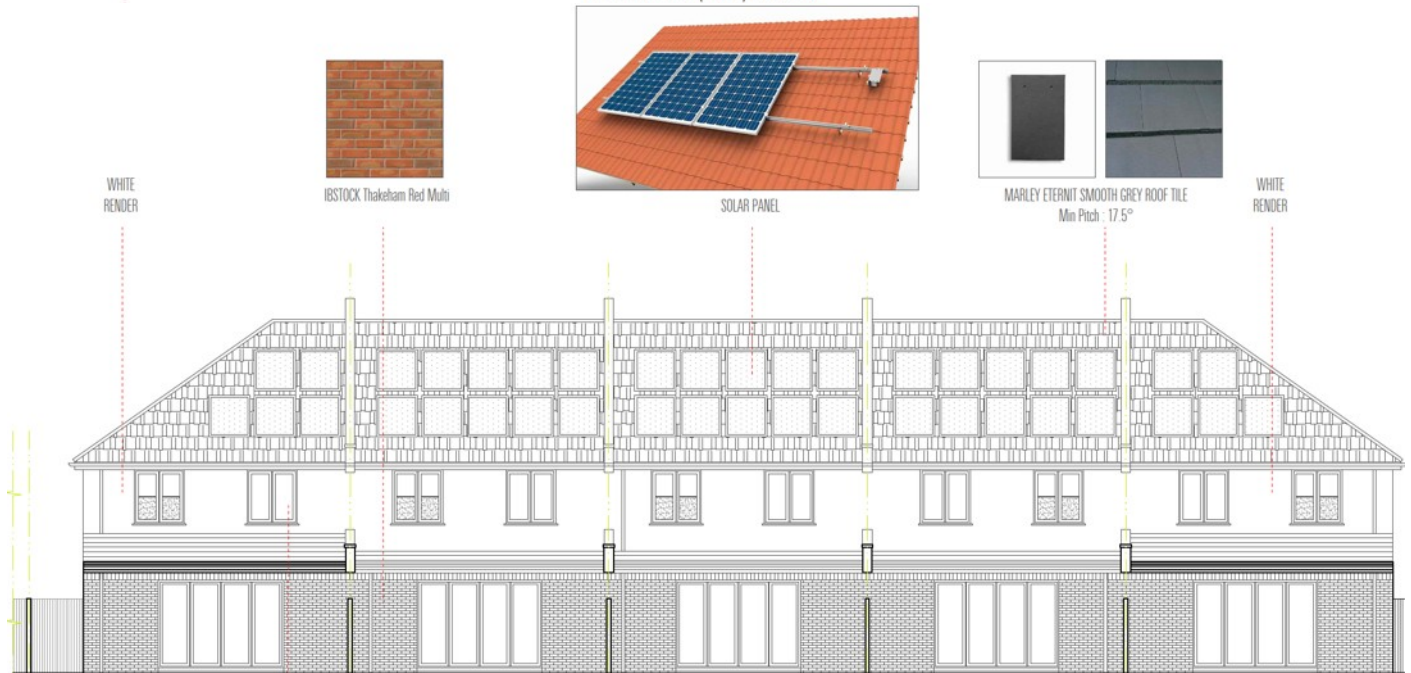
Notwithstanding the details relating to the materials and finishes as set in the application form, Design and Access Statement and approved drawings, before any above ground works commence, additional details (and samples where requested by the Local Planning Authority) of all the external facing materials, colours and finishes 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 full accordance with the approved details before the dwellings hereby permitted are first occupied.

Reason: To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

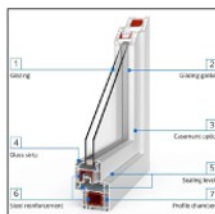
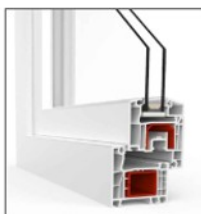
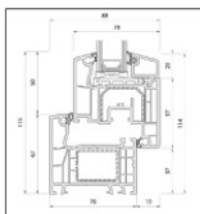
Proposed Materials



PROPOSED FRONT (NORTH) ELEVATION



UPVC FRAME DOUBLE GLAZED WINDOWS



SPECIFICATIONS

- * uPVC window in recessed look
- * 5-chamber profile system with RAL quality mark
- * Profile construction with 70mm construction depth
- * Block ceiling system with 2 sealing levels
- * Frame with screwed steel reinforcement for additional stability
- * Standard double glazing with Ug-value 1.1 W/m²K
- * Pane thickness from 20 to 40mm
- * European style Tilt & Turn fitting with anti-mitchending device
- * Quality Winkhaus fittings with a range of security options
- * Noise absorption up to 45 dB
- * High resistance to weathering due to uPVC with advanced additive technology
- * Upgrade with thermal, safety and sound protection glazing possible



Marshall's Keyblok 200 x 100 x 60mm Natural/Grey
Compliance Approvals : BS EN 1340-2003



Marshall's Keyblok 200 x 100 x 60mm Natural/Grey
Compliance Approvals : BS EN 1340-2003

Campbell Road is characterised by a mix of red and yellow brick and render of varying colours, together with brown roof tiles and white and brown upvc windows. As such there is no uniformity within the immediate area.

The use of white render and Ibstock Thakeham Red Multi bricks and Marley Eternit Smooth Grey roof tiles would respect the character of the area. The windows and doors would be double glazed white upvc. The natural/grey block paving would be porous and would be used for the roadway and parking areas with matching for the pavement. The proposed solar panels would be on the rear roof slopes only and do not visually clutter the roofs.

It is considered that the proposed materials are acceptable in their setting and therefore sufficient information had been provided to discharge Condition 13 of 20240611.

Condition 15

Boundary Treatments

15. Boundary Treatments

Notwithstanding the details relating to the boundary treatments as set in the application form, Design and Access Statement and approved drawings, before any above ground works commence, full details of all boundary treatments, including their design, height and materials, to the dwellings hereby permitted including details of any boundary treatments to the front gardens of the houses or any pedestrian gates to the rear access and also the enclosure to any communal and other areas of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details before the dwellings hereby permitted are first occupied. Thereafter, and notwithstanding the provisions of Article 3 of and Class A of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any provision equivalent to that Class in any statutory instrument replacing, revoking or re-enacting that Order, with or without modification, no additional gates, fences, walls or other means of enclosure shall be erected on the site without the grant of further specific planning permission from the Local Planning Authority. For the avoidance of doubt the details of the boundary treatments shall take into account the advice and comments of the Designing Out Crime Officer in their consultation response to the Brough Council dated 12 April 2021.

Reason: To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF), 2021.

Proposed Boundaries



The proposal includes boundary for both the communal and private areas with Ibstock Thakeham Red Multi low level brick wall with cast iron railings with white coping stones for the boundary with the alleyway and timber fencing to the rear of the properties.

The proposed boundary treatments are considered acceptable in their context and functional in design. The low level wall and railings create an open aspect along the alley way to the north, ensuring good light and visibility. The timber fencing is functional and enables privacy amongst the properties. The fencing along the eastern and southern boundaries protect the amenities of the existing properties.

The submitted details clearly show the layout of the boundaries, together with materials and boundary heights.

It is considered that the proposed boundary treatments are acceptable in their setting and therefore sufficient information had been provided to discharge Condition 15 of 20240611.

Condition 16

Detailed Energy and Sustainability Statement

16. Detailed Energy and Sustainability Statement

Notwithstanding the details shown in the approved drawings or other supporting documents, full details of the sustainability measures to be incorporated in the development hereby permitted (including in terms of renewable and low carbon energy and water supply and efficiency) shall be submitted for the approval of the Local Planning Authority before the commencement of any above ground works; the development shall be carried out in accordance with the approved details before the first occupation of any part of the development.

Reason: To ensure that the development of the site promotes sustainability measures, in accordance with adopted Gravesham Local Plan Core Strategy Policy CS18 (Climate Change).

The submitted Energy and Sustainability Statement – Ref. 1056 (March 2026) seeks to address the wording of Condition 16. The document has put forward energy reduction strategies, with energy efficient lighting, double glazing and recognised construction thermal bridging details, together with energy efficiency systems proposed for clean mechanical and electrical systems, HVAC, hot water, lighting and efficient controls. Water efficiency includes low flow taps, low volume flush WCs, reduced volume baths,



low flow showers, flow regulators and aeration fittings. Solar panels are also included on the rear and side roofslopes.

It is considered that the submitted details has demonstrated the sustainability of the development and fully addresses the wording of the condition and as such, Condition 16 of 20240611 can be discharged.

Condition 19

Waste Collection Point Design

19. Waste Collection Point Design

Notwithstanding the details shown in the approved drawings and other supporting documents and before any above ground works commence, additional design details of the proposed waste collection point to the site shall be submitted for the approval of the Local Planning Authority; the approved details shall be implemented before the first occupation of any part of the development and thereafter permanently retained.

Reason: In the interests of visual amenity and to ensure a high quality of design pursuant to Gravesham Local Plan Core Strategy Policy CS19: Development and Design Principles and section 12 (Achieving well-designed places) of the NPPF.

The submitted Drawing No. 20260316-PL01 – Proposed Site Plan – Conditions 12-15-16-19-25, shows the position and style of both the communal and personal waste storage.



The proposed details are conveniently located and accessible to the refuse vehicles.

It is considered that the submitted details are acceptable and address the wording of the condition. As such, Condition 19 of 20240611 can be discharged.

Condition 24

Hard and Soft Landscaping

24. Hard and Soft Landscaping

Soft Landscaping

Notwithstanding the details as shown in the revised Design and Access Statement and the landscaping scheme therein (April 2022, Rev F) and prior to the first occupation of the development hereby permitted and unless otherwise agreed in writing by the Local Planning Authority, full details of soft landscaping for the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following the first occupation of the development. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and type during the next available planting season.

Reason: To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014).

Condition 25

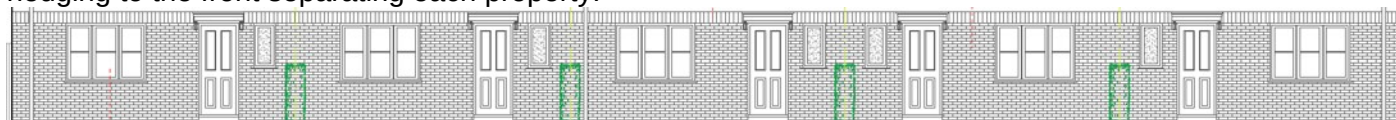
Hard Landscaping and Surface Treatments

25. Hard Landscaping and Surface Treatments

Notwithstanding the details relating to the surface treatments as set in the application form, revised Design and Access Statement and the approved drawings, before any above ground works commence, and unless otherwise agreed in writing by the Local Planning Authority, full details of hard landscaping for the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details before the dwellings hereby permitted are first occupied. The details shall ensure the suitability of the surface treatments for the vehicle parking and turning areas within the site having regard to the proximity to the adjoining conservation area, and ensure the hard paving with drainage of the proposed rear alleyway with some low-level lighting to make it an attractive option in the dark and inclement weather. For the avoidance of doubt the proposed surface treatments shall ensure the retention of and repairs to the existing granite cobbles at the entrance to the site.

Reason: To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity and highway safety in accordance with Policy CS11 (Transport) and Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and saved policy T5: Access to the Identified Highway Network, of the Gravesham Local Plan First Review (November 1994).

Both the hard and soft landscaping are shown on Drawing No. 20260316-PL01 – Proposed Site Plan. The soft landscaping is minimal with laid to lawn rear gardens and surrounding the parking areas and a small area to the side of the access road. The proposed boundary fence details include perennial hedging, with hedging to the front separating each property.





Whilst it would be beneficial to have more planting, it is acknowledged that the site is constrained, with the approved layout including a generous parking area to the front, which would restrict the amount of planting that could be achieved.

In terms of hard landscaping, the proposed block paved road and pavement in natural/grey would be porous, ensuring surface water run-off and drainage. The fencing facing the car park will consist of a 750mm brick wall with railings installed on top to allow visibility from both the car park and the alleyway. The total height (wall plus railings) would be approximately 1.85m. For the rear garden fencing, the height would be approximately of 1.8m.

Overall it is considered that the proposed soft and hard landscaping is acceptable in their context and conditions 24 and 25 can be discharged.

Conclusion

Sufficient information and details have been submitted to fully address the wordings of conditions 3 (Construction and Contamination), condition 9 (Drainage), condition 11 (Archaeology), condition 12 (Design and Detailed External Appearance), condition 13 (Materials), condition 15 (Boundary Treatments), condition 16 (Detailed Energy and Sustainability Statement), condition 19 (Waste Collection Point Design), condition 24 (Hard and Soft Landscaping), and condition 25 (Hard Landscaping and Surface Treatments) attached to planning reference number 20240611.

Recommendation

ADET - Approval of Details

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	20 th July 2026	Dated:	21st July 2026