

Delegated Report

Approval of Conditions Application

Application No:	20240972
Location:	24 Stone Street, Gravesend, Kent, DA11 0NP
Description:	Application for the approval of condition 3, 4 and 5 attached to planning permission reference number 20231166 relating to Internal Joinery (3), External Joinery (4) and Trickle Vents (5).
Applicant:	Kallarview Construction Limited

Preliminary Matters

The application as originally submitted, sought the approval of conditions 3 (Internal Joinery) and 5 (Trickle Vents). However the submission also included details for pre-commencement condition 4 (External Joinery). As such, the architect was contacted and confirmed the change of description to include condition 4, to read as follows:

“Application for the approval of condition 3, 4 and 5 attached to planning permission reference number 20231166 relating to Internal Joinery (3), External Joinery (4) and Trickle Vents (5).”

Submitted Documents/Plans

- Application Form – dated 24 October 2024;
- Drawing no. 3580/C/101 – Rev. A – Proposed Stair Details Section 1;
- Drawing no. 3580/C/102 – Proposed Stair Details Section 2;
- Drawing no. 3580/C/103 – Rev. A – Proposed Stair Detail;
- Drawing no. 3580/C/104 – Rev. A – Existing Stair Between First and Second Floor Levels Proposed Balustrade Details;
- Drawing no. 3580/C/111 – Rev. A – Proposed Entrance Door Plans, Elevation and Sections;
- Drawing no. 3580/C/112 – Rev. A – Proposed Entrance Door Plan Details;
- Drawing no. 3580/C/113 – Rev. A – Proposed Entrance Door Section Details;
- Drawing no. 3580/C/121 – Proposed First Floor New Internal Doors, Skirtings and Architraves;
- Drawing no. 3580/C/122 – Proposed Second Floor New Internal Doors, Skirtings and Architraves.

- ~~Drawing no. 3580/C/101 – Proposed Stair Details Section 1 – SUPERSEDED;~~
- ~~Drawing no. 3580/C/102 – Proposed Stair Details Section 2 – SUPERSEDED;~~
- ~~Drawing no. 3580/C/103 – Proposed Stair Detail – SUPERSEDED;~~
- ~~Drawing no. 3580/C/104 – Existing Stair Between First and Second Floor Levels Proposed Balustrade Details – SUPERSEDED;~~
- ~~Drawing no. 3580/C/111 – Proposed Entrance Door Plans, Elevation and Sections – SUPERSEDED;~~
- ~~Drawing no. 3580/C/112 – Proposed Entrance Door Plan Details – SUPERSEDED;~~
- ~~Drawing no. 3580/C/113 – Proposed Entrance Door Section Details – SUPERSEDED.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20231166	Application for Listed Building Consent for the change of use of the first and second floor levels to a house in multiple occupation including internal alterations.	PERMITTED	31.07.2024

Consultations, Publicity and Representations

GBC Conservation Officer –

First Comment (20 December 2024) - Generally acceptable but double glazing is unacceptable on a listed building – ref the front door and side lights. These should be traditional timber door and sash windows.

The staircase – Turned newel posts and square balusters are characteristic of this style of Georgian building. There should be open/cut stringers on the outside face of the staircase and not as drawn with a closed string.

Second Comment (11 February 2025) - Good set of detail joinery drawings, no adverse comments.

Officer's Analysis

This application seeks to discharge conditions 3, 4 and 5 attached to planning permission reference 20231166, relating to:

- Internal Joinery (3)
- External Joinery (4)
- Trickle Vents (5)

Condition 3 states the following:

- 3. Prior to the commencement of the development hereby permitted, details of all internal joinery (staircases, handrails, spindles and newel posts, doors, architraves and skirting boards), including their design, specification, method of fixing and finish, in the form of drawings and sections of no less than 1:10 scale, and ½ or full size, shall be submitted to and agreed in writing by the Local Planning Authority. These shall be of a timber construction only and the works shall be carried out only in accordance with the agreed details.*

This condition was attached to ensure that the works preserve the special architectural and historic interest of the listed building.

The submitted details show the internal joinery specified in the condition and have been confirmed as acceptable by the Conservation Officer. Therefore, the proposal is suitable and condition 3 can be discharged.

Condition 4 states the following:

- 4. Prior to the commencement of the development hereby permitted, details of all external joinery, windows and doors, including their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:10 scale, and ½ or full size, shall be submitted to and agreed in writing by the Local Planning Authority. These shall be of a timber construction only and the works shall be carried out only in accordance with the agreed window and door details.*

This condition was attached to ensure that the works preserve the special architectural and historic interest of the listed building.

The submitted details show the external joinery specified in the condition and have been confirmed as acceptable by the Conservation Officer. Therefore, the proposal is suitable and condition 4 can be discharged.

Condition 5 states the following:

5. *In relation to the above condition, trickle vents shall not be inserted into the windows/doors hereby granted consent.*

This condition was attached to ensure that the works preserve the special architectural and historic interest of the listed building.

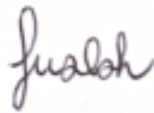
The proposal demonstrates that no trickle vents will be inserted. Therefore, sufficient details have been submitted in relation to condition 5.

Conclusion

The details submitted are adequate to discharge Conditions 3 (Internal Joinery), Condition 4 (External Joinery) and 5 (Trickle Vents).

Recommendation

Approval of Conditions

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	12 th February 2025	Dated:	13 February 2025