



Delegated Report

Condition Discharge Applications

Application Nos:	20230736 and 20230737
Location:	51 - 54 Windmill Street, Gravesend, Kent, DA12 1BD
Description:	(20230736) Application for the approval of condition 3 attached to planning permission 20221020 relating to details of the remote-controlled sliding steel gate. (20230737) Application for the approval of condition 3 attached to Listed Building Consent 20221021 relating to details of the remote-controlled sliding steel gate.
Applicant:	Mr Jasvinder Gill, Hatten Wyatt Solicitors & Advocates
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form
Covering letter dated 10 July 2023
Drawing no. 001-01

Relevant Planning History

Reference	Description	Decision	Decision Date
20221020	Widening of the existing car park access on the North Street frontage from 3.669 metres to 4.569 metres, erection of a sliding remote-controlled painted steel gate across the opening, construction of new brick piers either side of the opening.	Permitted	15.11.2022
20221021	Application for Listed Building Consent for the widening of the existing car park access on the North Street frontage from 3.669 metres to 4.569 metres, erection of a sliding remote-controlled painted steel gate across the opening, construction of new brick piers either side of the opening.	Granted	15.11.2022

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS19 – Design and Development Principles
- CS20 – Heritage and the Historic Environment

Saved Policies in the Gravesham Local Plan First Review 1994

- TC2 – Listed Buildings

- TC3 – Development affecting Conservation Areas

Section 16(2) and Section 66(2) (respectively) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires special regard to be paid to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

The Council has a statutory requirement under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Consultations, Publicity and Representations

Conservation Officer

The design is acceptable, but can you confirm the colour? Presumably black with white/gold lettering?

[Colour confirmed by applicant on 25 July 2023: black with gold lettering.]

Happy with colour - no further comments.

Officer's Analysis

Condition 3 (Details of gate)

Under both the planning and listed building consent applications, condition 3 states as follows:

No development shall take place above ground level until details of the remote-controlled sliding steel gate 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.

Reason: In the interests of preserving and enhancing the character and appearance of this Grade II Listed Building and the Upper Windmill Street Conservation Area, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

The submitted drawing no. 001-01 set out the details required under this condition.

The fabricator of the gate is Decorative Iron Services of Dartford. The gate will be steel, powder coated in black with gold lettering.

The Conservation Officer is satisfied with the design and colour of the gate.

The submitted details are considered to be satisfactory in terms of preserving and enhancing the character and appearance of this Grade II Listed Building and the Upper Windmill Street Conservation 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) 20221020 and (listed building consent) 20221021 for the widening of the existing car park access on the North Street frontage, the erection of a sliding remote-controlled painted steel gate across the opening, and construction of new brick piers either side of the opening. It is considered that condition 3 on both applications can be fully discharged.

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

(For informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	10 August 2023	Dated:	11 August 2023