



Delegated Report

Application No:	20241026
Location:	Former Guru Nanak Darbar Gurdwara, Clarence Place, Gravesend DA12 1LD
Description:	Application for approval of condition 9 and 10 attached to planning permission reference number 20220728 relating to details of the treatment of verges and eaves and samples and detailed specifications of the rainwater goods.
Applicant:	Guru Nanak Darbar Gurdwara

Submitted Documents/Plans

Cover letter
ELV Flashing details
Technical specification of the rooflights (FAKRO)
Section details of rooflights (FAKRO)
Rooflight image x 2
Gallegas 39 rooftile
Drawing no. 181-PD-500 rev A (dormer window details)
Drawing no. 181-PD-503 rev A (dormer window details flat 13 and 14 rooflights)
Drawing no. 181-PD-501 rev B (verges and eaves details)
Sample of rainwater goods
Sample of roof tile

Relevant Planning History

20220728 Conversion of existing building to accommodate 14 residential apartments with
ancillary cycle and bin storage facilities
Approved 31.01.2023

Consultations, Publicity and Representations

GBC Conservation Officer

The submission is acceptable.

Analysis

Condition 9 of 20220728 states:

9. *Before any external alterations occur, details of the treatment of verges and eaves hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. The*

development shall be carried out only in accordance with the agreed verges and eaves details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure the development preserves the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

Plan number 181-PD-501 rev B shows the fascia and eaves details finished in black to match the rainwater goods. These details are acceptable provided the fascia is in a satin or matt finish which has been confirmed by the applicant and therefore this condition can be discharged.

Condition 10 of 20220728 states:

10. *Before any external alterations occur, samples and detailed specifications of the rainwater goods hereby approved, shall be submitted to and agreed in writing by the Local Planning Authority. It is expected that the rainwater goods will be cast metal or an imitation cast metal, finished black, with half-round gutters fixed on rise and fall brackets without fascia boards. The development shall be carried out only in accordance with the agreed rainwater goods.*

Reason: To ensure the rainwater goods help to preserve the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

A sample of the proposed rainwater goods has been provided and a photo is pasted below:	A sample of the proposed rooftile has been provided and a photo is pasted below:
	

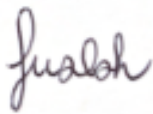
The details submitted are acceptable and the condition can be discharged.

Recommendation:

Discharge conditions 9 and 10 of 20220728.

See draft Decision

Case Officer:	Team Leader: Mrs Faye Walsh
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Signed: 	Signed: 
Dated: 20 January 2025	Dated: 29 January 2025