



planning.general@gravesham.gov.uk / 01474 33 73 91
 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	20
Suffix	
Property Name	
Address Line 1	Old Road West
Address Line 2	
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA11 0LJ

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
564721	173155

Description

Applicant Details

Name/Company

Title

Mr

First name

Vidal

Surname

Rollings Bull

Company Name

Address

Address line 1

20 Old Road West

Address line 2

Address line 3

Town/City

Gravesend

County

Country

United Kingdom

Postcode

DA11 0LJ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

The appeal is allowed and planning permission is granted for the demolition of front wall, creation of a vehicle access and driveway to front with installation of a dropped kerb and associated works to pathway at 20 Old Road West, Gravesend DA11 0LJ in accordance with the terms of the application reference 20240358 and the plans submitted with it (drawing nos. 10, 11, 100A and 200), subject to the following condition:

1) Unless within 3 months of the date of this decision a landscaping scheme is submitted in writing to the local planning authority for approval, and unless the approved details are implemented within 3 months of the local planning authority's approval, the development shall be removed. The landscaping works shall be carried out in accordance with the approved details, and with the agreed implementation programme. The completed soft landscaping scheme shall be retained for the lifetime of the development. Any trees or shrubs which die, or are damaged, removed or seriously diseased shall be replaced by those of a similar size and species to those originally planted.

Reference number

Appeal Ref: APP/K2230/D/24/3349193

Date of decision (date must be pre-application submission)

12/11/2024

Please state the condition number(s) to which this application relates

Condition number(s)

Conditions

13. I have considered the imposition of conditions in light of advice in Planning Policy Guidance and the Framework. As the development has already been carried out, it is not necessary or possible to impose the standard time limit and plans conditions, although I have listed the application drawings in my decision so it is clear what was submitted.

14. The existing planting in the beds can be boosted and a condition requiring the submission of a more substantial landscaping scheme is necessary to ensure that the proposal integrates with the site and surrounding area and provides for biodiversity. Given the importance of the landscaping scheme in association with the supporting walls I consider it to be necessary for the lifetime of the development.

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

In reference to the Appeal Decision, we intend to further enhance the landscaping to satisfy the appeal conditions.

Our plan includes:

- Planting a prominent box hedge to the main feature space adjacent to the bay window which will significantly boost greenery to the front.
- Boost the left-hand greenery with a bigger, prominent tree towards the back. There are already 11 Monterey Cypress planted, which have already flourished.
- Planting two large pots with Crotonifolia Gold on each side of the patio (one already planted).
- Window plant pots with a range of different Azaleas.
- Window box to feed the local birds.

The appeal decision acknowledged:

"It appears to be a well-designed and maintained scheme, constructed in materials that integrate with the surroundings. Therefore, whilst the loss of the previous low-level brick wall, hedge, and lawn is regrettable, the alteration to the frontage is not significant, taking into account the local context."

By significantly increasing greenery to the front, we aim to restore the prominent feature that was previously highlighted by Gravesham Council as a key characteristic of the property.

Additionally, we have recently undertaken improvements to the front of the property, including the re-pointing and repainting all woodwork, further enhancing its appearance and condition.

Material used:

Box Hedging Pack Buxus sempervirens in the front main space.

2x Crotonifolia Gold

Azaleas plants

Lauris Nobilis

Indian bean tree

11x Monterey Cypress (already planted on the left wall and already significantly grown)

We have attached a design illustration of the proposed implementation for your reference. Incorporating additional greenery has always been part of our long-term vision.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Vidal Rollings Bull

Date

31/12/2024