



Delegated Report

Discharge of Conditions Application

Application No:	20250361
Location:	Universal Food Centre 4-5 Milton Road Gravesend Kent DA12 2RE
Description:	Application for approval of conditions 3,5 and 6 attached to planning permission reference number 20240471 relating to details of all external joinery, windows and doors, including their design, specification, method of opening, method of fixing and finish, samples and detailed specifications of any external materials and full details of the shopfront including sections and the lighting details.
Applicant:	Mr. Ramandeep Singh Dosanjh

Submitted Documents/Plans

- Application Form – 8 April 2025
- Drawing no. 01 Proposed Floor Plan and Elevations
- Drawing no. 02 Proposed Elevations
- Drawing no. 03 Proposed Shop Front Plan and Elevations
- Drawing no. 04 Typical Sash Window Detail
- Drawing no. 05 Entrance Door Detail
- Drawing no. 06 Proposed Shopfront Details
- Drawing no. 07 Proposed Section and Lighting Details
- Drawing no. 08 Proposed Lighting Specifications

Relevant Planning History

The most relevant planning history relating to this submission is summarised below:

Reference	Description	Decision	Decision Date
20250096	Application for the part approval of conditions 3,5 and 6 attached to planning reference number 20240471 relating to details of all external joinery (3), samples and detailed specifications of external materials (5) and full details of the shopfront including sections and the lighting details (6).	Refused	27.03.2025
20240471	Alterations to the front entrance door on ground floor and rear dormers along with internal alterations above shop to create a four bedroom HMO.	Permitted	20.12.2024

Consultations, Publicity and Representations

GBC Licensing Officer

No comment

Officer's Analysis

This is an application for the approval of conditions attached to planning permission reference number 20240471, relating to:

- Details of all external joinery (3)
- Samples and detailed specifications of any external materials (5)
- Full details of the shopfront including sections and the lighting details (6).

A previous application seeking approval of details relating to these conditions was refused in March 2025 (Gravesham planning reference 20250096). The refusal is discussed below in relation to the analysis of the currently submitted details relating to each condition.

Condition 3

Condition 3 states the following:

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.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the non-designated heritage asset and adjacent Listed Buildings in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014).

The submitted details relating to this condition are shown on the following drawings:

- Drawing no. 01 Proposed Floor Plan and Elevations
- Drawing no. 02 Proposed Elevations
- Drawing no. 03 Proposed Shop Front Plan and Elevations
- Drawing no. 04 Typical Sash Window Detail
- Drawing no. 05 Entrance Door Detail
- Drawing no. 06 Proposed Shopfront Details
- Drawing no. 07 Proposed Section and Lighting Details

In the assessment of the previous application for the discharge of this condition, concern was raised with respect to the limited detail submitted and the inaccuracy of drawings relating to the dormer windows.

The submitted details now provide the required information and have been drawn to the correct scale. Furthermore, the dormer windows now appear to be correctly drawn. As such it is considered that these details are acceptable and condition 3 of planning permission 20240471 can be discharged.

Condition 5

Condition 5 states the following:

Notwithstanding the details included on the application form and approved plans, prior to above ground works, samples and detailed specifications of any external materials to be used on the works hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed materials.

Reason: To preserve the special architectural and historic interest of the non-designated heritage asset and adjacent Listed Buildings in accordance with Policies CS19 and CS20 of the Gravesham

Local Plan Core Strategy (2014).

The submitted details relating to this condition are shown on the following drawings:

- Drawing no. 01 Proposed Floor Plan and Elevations.
- Drawing no. 02 Proposed Elevations.
- Drawing no. 03 Proposed Shop Front Plan and Elevation.

The previous application for the discharge of this condition proposed the use of “Monocouche Render (Bright White)” on the first floor front elevation and “Redland Rosemary Clay Plain Roof Tiles Red Classic To Match Existing”. In response to the submitted details, the Conservation Officer commented as follows:

The roof tiles are unacceptable and should be natural clay peg tiles – Keymer or similar.

The current application proposes “Monocouche Render (Bright White)” on the first floor front elevation and the following roof tiles:

Heritage clay plain roof tile – conservation range by heritage roof tiles to match existing.

Although a screenshot of the tiles has been provided this provides limited detail of the roof tiles.

An internet search does not reveal a company called “Heritage Roof Tiles”. The nearest similar company name is “Heritage Clay Tiles Ltd”. However their website does not contain details of a “heritage clay plain roof tile”.

In addition, the proposed tiles to clad the cheeks of the dormers are described as follows:

Dormer hanging tiles in red to match the natural clay peg roof tiles - Keymer

The application property is in a sensitive location within the King Street Conservation Area and adjacent to the Grade II Listed New Inn (Number 1 Milton Road). On the opposite side of the road is the Grade II Listed St John's RC Church and 157 & 158 Milton Road. As such it is essential that there is absolute clarity in terms of the proposed materials. As a minimum, details of the manufacturer and type of tile together with a manufacturers brochure providing information on the proposed tile should be supplied. The information that has been provided does not provide sufficient clarity and as such it is not possible to be certain that the proposed tiles will be an appropriate match.

In light of these considerations condition 5 of planning permission 20240471 cannot be discharged.

Condition 6

Condition 6 states the following:

Notwithstanding the details included on the application form and approved plans, prior to installation full details of the shopfront including sections and the lighting details shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: To preserve the special architectural and historic interest of the non-designated heritage asset and adjacent Listed Buildings in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014).

The submitted details relating to this condition are shown on the following drawings:

- Drawing no. 01 Proposed Floor Plan and Elevations
- Drawing no. 03 Proposed Shop Front Plan and Elevations
- Drawing no. 06 Proposed Shopfront Details
- Drawing no. 07 Proposed Section and Lighting Details
- Drawing no. 08 Proposed Lighting Specifications

In the assessment of the previous application for the discharge of this condition, concern was raised by the Conservation Officer as follows:

Further information is required on the lighting as insufficient detail has been submitted – large scale drawings, manufacturers details.

The Council’s Shopfront Design Sheet 5 relates to “Signs and advertisement; fascia, projecting signs, lettering and lighting”. The section on lighting provides the following guidance:

Where external lighting is required it should be restricted to an absolute minimum and discreetly positioned,

The submitted information refers to halo lit letters, LED sign lights and a single LED trough light. This level of lighting is not considered to be “an absolute minimum” but to be excessive particularly given the location of the property within the King Street Conservation Area.

The Council’s Shopfront Design Sheet 5 also provides the following guidance:

Acceptable forms of lighting could include halo lighting (where letters stand proud of the fascia and are individually illuminated from behind) or discreet hooded spotlights. Neon and fluorescent lighting tends to be out of place in historic areas and other areas of significant amenity value.

In this particular case either halo lighting or discreet hooded spotlights should be used. Furthermore, the LED trough light is considered to be inappropriate and out of keeping with the character and appearance of the existing property and King Street Conservation Area.

In view of these considerations, the submitted details are not considered acceptable and condition 6 of planning permission 20240471 cannot be discharged.

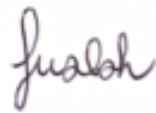
Conclusion

The details submitted in relation to condition nos. 5 and 6 would not preserve the architectural or historic interest of this non designated heritage asset and would also fail to preserve the character or appearance of the King Street Conservation Area. As such, the proposed details are contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 of the Gravesham Local Plan First Review (1994) and section 16 of the National Planning Policy Framework (2024).

While the details in relation to condition 3 are acceptable, the location planning authority is not in a position to issue split decisions and therefore the whole application must be refused.

Recommendation

Refusal of details.

Case Officer:	Mr Gary Edwards	Team Leader:	Mrs Faye Walsh
Signed:	<i>G. Edwards</i>	Signed:	
Dated:	23 May 2025	Dated:	28 May 2025