



Delegated Report

Application No: 20220722

Location: Bower Cottage, Sole Street, Cobham DA12 3AX

Description: Application for approval of condition 3 & 5 attached to planning permission reference number 20220156 relating to details of 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 (3) and details of their design, material and construction, in the form of scale drawings and material samples/specifications.

Applicant: Mr and Mrs Saunders

Submitted Documents/Plans

Application form

Drawing no. BCC/21/J04 (joinery details – vertically boarded doors)

Drawing no. BCC/21/J03 (joinery details – vertically boarded door)

Drawing no. BCC/21/J02 (joinery details – doors with sidelights)

Drawing no. BCC/21/J01 (joinery details – casement windows)

Relevant Planning History

20220156 Application for Listed Building Consent for the erection of a single storey side extension to the South West elevation, two storey side extension to the North East elevation, together with internal and external alterations including conversion of the basement into habitable room, structural reinforcement of the unretained clay faced wall within basement, removal and replacement of windows, replacement of modern brickwork with matching bricks in lime mortar, repointing of the brickwork in lime mortar, and changing the use of shower room to utility room. Approved 24 May 2022

Consultations, Publicity and Representations

As this is an application to discharge conditions there is no requirement to consult with neighbours.

GBC Conservation Officer

I have looked at the joinery detail drawings from Anthony Swaine Architects for Windows and Doors and these are acceptable with no further information required.

Analysis

Condition 3:

- 3 All external joinery including windows and doors shall be of a timber construction only. Details of 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 before the windows and doors hereby approved are installed. 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 listed building in accordance with policy CS20 of the Core Strategy 2014 and saved policy TC3 of the Gravesham Local Plan 1994.

Condition 5:

- 5 Prior to the installation of any window or door heads and cills, details of their design, material and construction, in the form of scale drawings and material samples/specifications, 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 heads and cills 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 listed building in accordance with policy CS20 of the Core Strategy 2014 and saved policy TC2 of the Gravesham Local Plan 1994.

The submitted plans show acceptable joinery details at a sufficient level of detail. The information submitted is acceptable and the conditions can be discharged.

Recommendation:

Approval of conditions

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 24 August 2022	Dated: 24 th August 2022