



# Delegated Report

## Discharge of Condition Application

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|                                 |                                                                                                                                                                                                                                                                                           |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Planning Application No:</b> | 20220735                                                                                                                                                                                                                                                                                  |
| <b>Location:</b>                | 6 Berkley Crescent and 48 Harmer Street, Gravesend, Kent                                                                                                                                                                                                                                  |
| <b>Description:</b>             | Application for approval of conditions 3 and 8 attached to planning permission reference number 20210334 relating to details and/or samples of all external materials (including bricks, tiles, stone, rainwater goods, windows and doors) (3) and details of the refuse arrangements (8) |
| <b>Applicant:</b>               | Messrs A Rana and Asghar                                                                                                                                                                                                                                                                  |
| <b>Site Visit Date:</b>         | Desktop assessment                                                                                                                                                                                                                                                                        |

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### Submitted Documents/Plans

Application form  
Covering letter dated 30 June 2022  
Drawing no. 20/297/03 Rev. O (Proposed basement and ground floor plans)  
Drawing no. 20/297/04 Rev. L (Proposed first and second floor plans)  
Drawing no. 20/297/06 Rev. A (Skirting Boards)  
Drawing no. 20/297/07 (Doors and Door Frames)  
Drawing no. 20/297/08 Rev. A (Coving)  
Drawing no. 20/297/09 (Secondary Glazing)  
Drawing no. 20/297/010 Rev. C (Joinery Details)  
Drawing no. 20/297/012 Rev. A (Joinery Detail)  
Drawing no. 20/297/13 (AOV Roof Light Detail)  
Drawing no. 20/297/14 Rev. C (Coving)  
Drawing no. 20/297/15 Rev. C (Skirting)  
Monsoon Transformers TVL Range and Monsoon Wall Kits Detail  
Insulated Vent Terminal Detail

The following drawings have been superseded following revisions:

~~Drawing no. 20/297/03 Revs. L, M (Proposed basement and ground floor plans)~~  
~~Drawing no. 20/297/04 Revs. H, I, J, K (Proposed first and second floor plans)~~  
~~Drawing no. 20/297/06 (Skirting Boards)~~  
~~Drawing no. 20/297/08 (Coving)~~  
~~Drawing no. 20/297/010 Revs. A and B (Joinery Details)~~  
~~Drawing no. 20/297/012 (Joinery Detail)~~  
~~Drawing no. 20/297/14 Revs. A and B (Coving)~~  
~~Drawing no. 20/297/15 Revs. A and B (Skirting)~~

### Relevant Planning History

| Reference | Description                                             | Decision | Decision Date |
|-----------|---------------------------------------------------------|----------|---------------|
| 20220780  | Application for approval of conditions 3, 4, 5, 8 and 9 | Pending  |               |

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                       |            |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------|
|          | attached to planning permission reference number 20210335 relating to joinery details (3), details and/or samples of all external materials (4), samples or detailed specifications of the rainwater goods (5), full details of the siting, appearance and materials to be used in the construction of all extractor vents, heater flues, meter boxes, airbricks, soil and vent pipes, rainwater goods or any other external accretion (8)                                                                                                                                       | determination         |            |
| 20220893 | Application for non-material amendment to planning permission reference number 20210334 to allow the change of internal floor layout to the flats with no external change to windows. Installation of a roof mounted AOV to the rear roof slope of the main roof.                                                                                                                                                                                                                                                                                                                | Pending determination |            |
| 20220833 | Application for Listed Building Consent for alterations to the previously approved internal layout of the first and second floor proposed flats including the installation of a Conservation Style AOV in the rear roof slope above the staircase to the flats.                                                                                                                                                                                                                                                                                                                  | Pending determination |            |
| 20210334 | Change of use of the ground floor from Class E(C)(i), (formerly A2 use) to F1(a) for private tuition, change of use of the first floor from Sui Generis (dance hall) to a two bedroom flat (C3), change of use of the second floor from offices E(c)(iii) to a two bedroom flat (C3) together with associated works to install a replacement staircase between the ground and basement floors, new partition walls to each floor, the installation of secondary glazing, upgrading of sound resistance of the floors, with cycle and bin storage.                                | Permitted             | 17.03.2022 |
| 20210335 | Listed Building Consent for the change of use of the ground floor from Class E(C)(i), (formerly A2 use) to F1(a) for private tuition, change of use of the first floor from Sui Generis (dance hall) to a two bedroom flat (C3), change of use of the second floor from offices E(c)(iii) to a two bedroom flat (C3) together with associated works to install a replacement staircase between the ground and basement floors, new partition walls to each floor, the installation of secondary glazing, upgrading of sound resistance of the floors, with cycle and bin storage | Permitted             | 17.03.2022 |

## Development Plan

### Gravesham Local Plan Core Strategy (2014)

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

### 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)

- 2 – Achieving sustainable development
- 8 – Promoting healthy and safe communities
- 12 – Achieving well-designed places
- 15 – Conserving and enhancing the natural environment
- 16 – Conserving and enhancing the historic environment

#### **Consultations**

##### Conservation Officer

(03.08.2022)

Comments on application drawings:

No. 20/297/010

Clarify cut/open string, drawings not clear. Can be closed string below ground floor but should be open above ground floor level.

No. 20/297/08

Can the coving detail sections be shown on this drawing rather than having to look elsewhere (it doesn't exist)? They should not all be the same. Original profile to original room walls and none to new partition ceilings

No. 20/297/06

Can the skirting detail be shown on these drawings rather than looking elsewhere? They should not all be the same. Original profile to original room walls and modern square section same height to new partition walls.

No. 20/297/07

Where are the joinery details for replacement doors and windows?

[Agent submitted revisions and additions to the above drawings (some subsequently superseded) on 26.09.2022 and 07.10.2022.]

No. 20/297/03

Clarify. What do the red circles on the elevations mean? One annotation says block window but is this the case for all marked so? More info needed. [Agent submitted revised plan on 16.03.2023 removing circles.]

No. 20/297/04

Detail required for automatic opening vent in the ceiling above stairs. [Agent submitted additional plan on 26.09.2022.]

(11.10.2022)

Comments on drawings in no particular order:

The ground floor first step on the staircase:

- The newel post should sit on a step with a half round return.
- The nosing should return for all steps above ground floor – not second floor and above as annotated.

The skirting and coving details need clarifying on the drawings with further annotation:

- Existing profile details need to be annotated to confirm they are being adopted, if this is the case.
- The modern coving detail should not be adopted and need confirming on the annotations.

The proposed revised layouts seem to exacerbate the oblique angle of rooms – particularly on the first floor. This needs resolving. [Agent submitted revised plan on 30.11.2022.]

The relocation of the bathrooms needs to address the need for ventilation extractors which building regs will require. The previous layout offered the opportunity to duct to the rear but the new layout will not allow this. It needs further consideration. [Agent submitted revised plan with ducting provision on 20.03.2023.]

On the subject of doors – we need internal door architrave details, which will have to come from surviving originals and will vary depending on which floor they are located.

One other item to query is the panelled door detail. The raised and fielded panel detail is not original to this building and will need to be revised.

Original front doors are three panelled – see the one opposite at no.45. Likewise internal doors will be four panelled with recessed panels and bead moulding to edge. Ground floor may have been 6 panelled but if none survive would need checking against one of the surviving building interiors in Harmer Street to confirm.

[Agent submitted revisions on 09.11.2022 and 30.11. 2022.]

(06.01.2023)

The starting point is the original room layout, where the original skirting board should be adopted. Then, where a room has been divided, a modern skirting board should adopt the same height as the original but with a simplified profile (pencil round or chamfered rather than moulding). The same would follow for ceiling cornices to original room layouts.

[Agent submitted revisions on 09.02.2023, 14.03.2023 and 20.03.2023.]

(21/03/2023)

Skirting drawing 20/297/06A and Coving drawing 20/297/08A are still ambiguous and has not been addressed and I would advise against it being conditioned.

Skirting Drawing

Where is the Bullnose Skirting Section being used? Where is the Proposed Skirting Section being used? What profile is the original basement skirting? There are the two skirting section profiles drawn for the first floor, where are they located on the plan If there is original skirting surviving in the location of the bathroom this must remain. No original skirting should be cut to install new partition walls and needs annotating on the drawings.

Coving Drawing

What is the original profile of the coving in the basement? There are two coving profiles shown for the ground floor but not indicated separately on the location plan. Original coving profiles should be reinstated to original rooms, not on new partition walls.

[Agent submitted revised skirting and coving plans on 22.03.2023.]

(23.03.2023)

No further comments.

### GBC Waste

Previous comments (on original application) were:

*At the moment we do some daily collections from Harmer Street; however, where possible we want to design out this practice moving forward where buildings are being converted. Gravesham Borough Council Page 9 of 14 Having sacks out every day does not help the local street scene and look of the town so as a minimum I would be looking at a weekly collection if relevant storage can be provided, which it sounds like it can. This is especially relevant if there are going to multiple flats in the block.*

The above still stands, where we want to design out the need for daily refuse collection in Harmer St due to the negative impact it has on the street scene and the resources we have to put into collections.

This application does not design out the current collection and storage issues.

### **Officer's Analysis**

#### Condition 3 (Details of external materials)

Condition 3 states as follows:

*Prior to the replacement or installation of any external materials, details and/or samples of all external materials (including bricks, tiles, stone, rainwater goods, windows and doors) to be used in the construction of the external surfaces of the flats hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.*

*Reason: To ensure the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy CS19 of the Gravesham Local Core Strategy 2014.*

The following drawings have been submitted to show the existing and proposed external and joinery details:

Drawing no. 20/297/03 Rev. O (Proposed basement and ground floor plans)  
Drawing no. 20/297/04 Rev. L (Proposed first and second floor plans)  
Drawing no. 20/297/06 A (Skirting Boards)  
Drawing no. 20/297/07 (Doors and Door Frames)  
Drawing no. 20/297/08 A (Coving)  
Drawing no. 20/297/09 (Secondary Glazing)  
Drawing no. 20/297/010 C (Joinery Details)  
Drawing no. 20/297/012 A (Joinery Detail)  
Drawing no. 20/297/13 (AOV Roof Light Detail)  
Drawing no. 20/297/14 C (Coving)  
Drawing no. 20/297/15 C (Skirting)  
Monsoon Transformers TVL Range and Monsoon Wall Kits Detail  
Insulated Vent Terminal Detail

The submitted covering letter also states as follows:

*There are no proposals to change rainwater goods...There are no proposed works to re-point the building...No external changes are needed in terms of meter cabinets...Pipework for the new bathrooms will be connected to the existing external waste pipe.*

*The location and detail for the mechanical ventilation system has been provided. The location of the in and*

out vents [are] shown on drawing 20 0297 03L. This drawing is revised following a change in the proposed siting of the ventilation equipment...whereby the roofspace will be used to house the equipment for the two flats so there will be 4 [vents] in total in the roof. For the ground floor, the ventilation equipment is not to be located in the basement...two vents...are needed and...these vents are proposed to be mounted in the rear wall of the basement at the back of the property in the area where there is a walkway at basement level. These vents are therefore not going to be seen from anywhere outside of the building.

As per the comments from the Conservation Officer above, the revisions to the submitted details have addressed initial concerns and are considered to be satisfactory in terms of the appearance of the development and are in line with the reason for condition 3. The details are therefore considered to be acceptable and condition 3 can be discharged.

#### Condition 8 (Details of refuse arrangements)

Condition 8 states as follows:

*Prior to the first occupation of the flats, details of the refuse arrangements shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste. The refuse arrangements details approved pursuant to this condition shall be provided prior to the first occupation of the development and thereafter be maintained for such purposes at all times.*

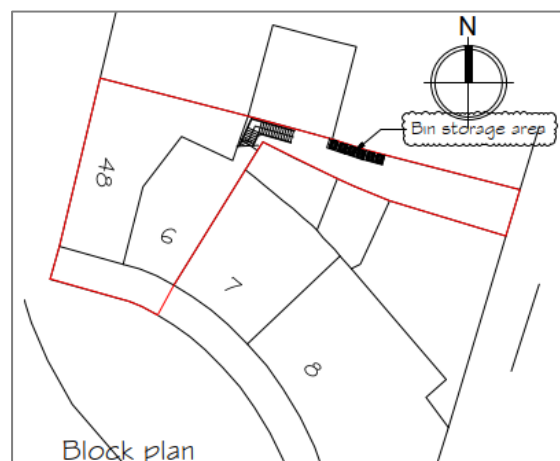
*Reason: In order to ensure the development is served by suitable refuse storage areas in the interests of amenity and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.*

The submitted covering letter states as follows:

*A refuse store is shown at the rear of the building. The store will be used by the tutoring office with bagged waste being put out for collection by a private waste contractor.*

*The occupants of the flats will put out their waste by the side door to Harmer Street... with food waste being stored under the kitchen sink and put out on the weekly collection day.*

*The waste store to the rear will be...a timber store as per the photograph below. Commercial waste will be put out by the Harmer Street entrance for collection on the day of the private collection service.*



Further to comments from GBC Waste about the lack of appropriate refuse storage, the agent submitted drawing no. 20/297/04 Rev. L (Proposed first and second floor plans), which shows a bin store area in the rear yard.

The submitted details are considered to be in line with the reason for condition 8. The details are therefore considered to be acceptable and condition 8 can be discharged.

## Conclusion and Recommendation

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20210334 for the change of use of the ground floor for private tuition, and the change of use of the first and second floors to 2 two bedroom flats. It is considered that conditions 3 and 8 can be fully discharged.

A further informative should be included to remind the applicant of the need to comply with the requirements of these and the remaining conditions on the original planning permission.

(For informatives, see draft Decision)

|                      |                      |                     |                                   |
|----------------------|----------------------|---------------------|-----------------------------------|
| <b>Case Officer:</b> | Mrs Katherine Parkin | <b>Team Leader:</b> | <b>Richard Hart</b>               |
| <b>Signed:</b>       | <i>K. Parkin</i>     | <b>Signed:</b>      | <i>R Hart</i>                     |
| <b>Dated:</b>        | 28.03.2023           | <b>Dated:</b>       | <b>30<sup>th</sup> March 2023</b> |