

PLANNING STATEMENT

Site: Ellenor Hospice, Coldharbour Road, Northfleet, Kent DA11 7HQ.

Client: Ellenor Hospice

Prepared by: DHA Planning Ltd (ref: JAC/DRB/13537).

Date: June 2023.

1.1 Introduction

- 1.1.1 This Planning Statement ('statement') has been prepared on behalf of Ellenor Hospice (hereafter 'the applicant') in support of an application to discharge condition 8 of planning permission reference 20220633 (original permission reference 20190756¹, as amended by planning permission reference no. 20211398 and 20220633) at Ellenor Hospice, Coldharbour Road, Northfleet, Kent DA11 7HQ ('Ellenor Hospice' or 'the site').

1.2 Supporting Documents

- 1.2.1 This submission is supported by the following documentation:

Reference	Document
-	Application Form (submitted online)
Reports	
JAC/DRB/13537	This Planning Statement (DHA Planning)
Plans	
EH001-RHP-ZZ-XX-SH-A-8801 P1	Proposed Materials Schedule

1.3 Condition

- 1.3.1 For ease of reference, condition 8 is outlined overleaf:

¹ Planning permission reference 20190756:

'Expansion and refurbishment of the existing Ellenor Hospice to provide 12 ensuite rooms consisting of a single storey extension at the eastern end to provide 5 single en-suite rooms with amenity space and nurses space together with 7 refurbished rooms within the existing hospice layout; construction of two storey addition on south side for offices, meeting rooms for well-being centre and improved outpatient facilities; provision of ambulance access from Marks Square; alterations and extension to existing car parking layout and provision of external storage and sub-station.'

'Materials

8. Notwithstanding the details shown in the application form, approved drawings or the Design and Access and Planning Statements the following details including, where appropriate, samples of the external facing materials and finishes for each individual building or works of surfacing, shall be submitted to and approved in writing by the Local Planning Authority before any building work above ground level is undertaken for the building to which the details relate, or prior to the laying of the hard surface to which the details relate, or prior to the erection of any fences or construction of any walls to which the details relate.

(i) External facing materials and finishes including bricks, roof tiles and cladding

(ii) Joinery details

(iii) External rainwater goods

(iv) Hard surface treatments and finishes to the vehicle parking areas, pedestrian accesses, pathways and gardens areas

(v) Proposed boundary treatments and retaining structures The development shall be carried out in complete accordance with the approved details prior to the first occupation of the part of the development to which the approved details relate.'

- 1.3.2 The Proposed Materials Schedule submitted alongside this covering letter provides all the relevant details above and should be read in full.

1.4 Conclusions

- 1.4.1 This Statement has been prepared on behalf of Ellenor Hospice in support of an application to discharge condition 8 of planning permission reference 20220633.
- 1.4.2 The submitted details provide sufficient information to fully discharge this condition.
- 1.4.3 We therefore respectfully request that condition 8 is discharged without delay.