

Delegated Report

Approval of Details Application

Planning Application No: 20240933

Location: Meopham Green Baptist Church Wrotham Road Meopham Gravesend

Description: Application for the approval of conditions 3, 4 and 5 attached to planning reference number 20240302 relating to; details of the mortar mix and pointing finish (3), a method statement on how the render shall be removed (4) and details of the mix for the lime render (5) being submitted.

Applicant: Mr Michael Hegarty

Site Visit Date: N/A

Planning permission was granted for repair works to front (east) and side (north) elevations including removal of existing paint finish and brickwork re-pointed with a lime based mortar and repair works to side (south) elevation including removal of render (not including recent rear extension) and application of a new lime based render under application ref. 20240302 dated 28 May 2024. This was subject to a number of conditions including condition nos. 3, 4 & 5 which this application seeks to discharge.

Submitted Documents/Plans

- Application form;
- Methodology Statement by Heritage Brickwork Restoration Ltd;
- Methodology Statement 002 by Heritage Brickwork Restoration Ltd;
- Details relating to Condition 3 – Proposed Mortar Mix; and
- Details relating to Condition 4 – Render Removal.

Analysis

Condition 3

Condition 3 is as follows:

3. *Prior to any re-pointing taking place on the front or north side elevations details of the mortar mix and pointing finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.*

Reason: No such details have been submitted and in order to protect the character and appearance of the Meopham Green Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 of the Gravesham Local Plan First Review (1994) and sections 12 and 16 of the National Planning Policy Framework (2023).

The information that has been submitted in pursuance of condition 3 is as follows:

- Details relating to Condition 3 – Proposed Mortar Mix

The proposed mortar mix is 3 parts well graded restoration sand ranging from 2.5mm sharp to fines, to 1 part pure lime putty. The proposed finish would be an exposed aggregate brushed finish.

The mix and finish is considered acceptable.

Condition 3 can be discharged.

Condition 4

Condition 4 is as follows:

4. *Prior to the removal of the existing render on the south side elevation a method statement on how the render shall be removed shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.*

Reason: *No such details have been submitted and in order to protect the character and appearance of the Meopham Green Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 of the Gravesham Local Plan First Review (1994) and sections 12 and 16 of the National Planning Policy Framework (2023).*

The information that has been submitted in pursuance of condition 4 is as follows:

- Details relating to Condition 4 – Render Removal;
- Methodology Statement by Heritage Brickwork Restoration Ltd; and
- Methodology Statement 002 by Heritage Brickwork Restoration Ltd.

It is stated that the render shall be removed using hand tools, hammer and bolster to carefully remove the failing render and that should the render be stuck fast in any areas then a pneumatic chisel would be used in these areas.

The method statement is considered acceptable.

Condition 4 can be discharged.

Condition 5

Condition 5 is as follows:

5. *Prior to re-rendering of the south side elevation details of the mix for the lime render shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.*

Reason: *No such details have been submitted and in order to protect the character and appearance of the Meopham Green Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 of the Gravesham Local Plan First Review (1994) and sections 12 and 16 of the National Planning Policy Framework (2023).*

Originally no information had been submitted in pursuance to this condition, but this was requested from the agent and they have now provided this.

The information that has been submitted in pursuance of condition 5 is as follows:

- Details relating to Condition 5 – Lime Render Mix;
- Details of colour of render.

The rendering will be carried out using the Duro lime green two coat system product which is a self-coloured external lime render which needs mixing with just water. This is considered an acceptable product as it is stated that it is free from cement, gypsum and polymer for high breathability and is ideal for old stone and brick walls. The colour is to be white painted finish which is considered acceptable.

The mortar mix is considered acceptable.

Condition 5 can be discharged.

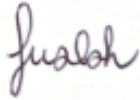
Conclusion

It is considered that condition nos. 3, 4 and 5 attached to planning reference number 20240302 can be discharged.

Recommendation

Approval of details

(For detailed informatives see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	9 January 2025	Dated:	10 January 2025