



Delegated Report

Planning Application

Application no:	20230456
Location:	Ashley Down Nursing Home 29 Clarence Place Gravesend Kent
Description:	Application for approval of condition 3 attached to Listed Building Consent reference number 20221341 relating a sample of the proposed replacement roof tiles
Applicant:	Mr Retin Patel, SAL Development Group LTD
Site Visit Date:	N/A

Listed Building Consent was granted for remedial works to the existing damaged roof on 24 February 2023 under application reference number 20221341. This was subject to a number of conditions including condition no. 3 which this application seeks to discharge.

Analysis

Condition 3 is as follows:

3. *Notwithstanding the submitted details, within one month of the date of this permission a sample of the proposed replacement roof tiles including the mix of tiles shall be submitted to and approved in writing by the Local Planning Authority. The roof tiles and mix as approved shall thereafter be installed in accordance with the approved details within three months of their approval.*

Reason: *In order to ensure that the unauthorised and unacceptable roof tiles which are being installed on the building are removed and sympathetic roof tiles are installed in a timely manner in order to protect the architectural and historic interest of this grade II listed building and the character and appearance of the Windmill Hill Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).*

The information submitted in pursuance to the condition is as follows:

- Application form;
- Tile Comparison Document; and
- Samples of Roof Tile

In application ref. 20221341 samples of the proposed roof tile for the replacement tiling of the roof were submitted but this was a Rosemary clay tile which was not considered to be a good match to the period tiles which existed on the roof. (It clearly matched the inappropriate Acme roof tiles which had been used for some patch repairs on the roof.) The proposed Rosemary tile submitted with application ref. 20221341 was unacceptable due to its red colour, same all-over flat tone which was not respectful to the period tiles at all. The proposed Rosemary tile had also begun to be installed on the roof despite the application not

having been determined. As the proposal was considered acceptable in principle in terms of replacement of the roof tiles it was decided to grant listed building consent but subject to conditions including a sample of a proposed replacement roof tile in order to obtain a sympathetic tile.

The tile that has been submitted with this approval of details application is a reclaimed tile. It has also already been installed on the roof, despite the tile not having been approved and photographs of the tile on the roof are provided in the Tile Comparison Document. The tile is a very natural looking dark brown tone and matches the period tiles which previously existed on the roof before the unauthorised ones were installed.



Extracts from the submitted Tile Comparison Document are given below which shows images of the previous unauthorised and unacceptable roof tiles that had been installed on the roof on the left-hand side and images of the proposed roof tile in this approval of details application and as already installed, on the right hand side:



Previously Installed Tile – Image 1



Newly Installed Tile – Image 1



Previously Installed Tile – Image 2



Newly Installed Tile – Image 2



Previously Installed Tile – Image 3



Newly Installed Tile – Image 3



Previously Installed Tile – Image 4



Newly Installed Tile – Image 4

The roof tile sample, as submitted and as already installed on the roof is therefore considered acceptable and condition 3 of Listed Building Consent ref. 20221341 can therefore be discharged.

Conclusion

It is considered that sufficient information has been submitted to discharge condition 3 attached to Listed Building Consent reference number 20221341.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	27th June 2023	Dated:	28 June 2023