



Delegated Report

Approval of Details Planning Application

Planning Application No: 20230391

Location: Land At Former Cement Works The Shore Northfleet Gravesend

Description: Application for approval of condition 7 attached to planning permission reference number 20220078 relating to the architectural details.

Applicant: Bellway Homes Limited (Thames Gateway)

Submitted Documents/Plans

Planning Application Form;
Covering Letter; and
Harbour Village – Additional 3 Units – Details to Address Planning Condition 7 (Ref EDC_22_0015) – April 2023.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230476	Application for approval of condition 4 attached to planning permission reference number 20220078 relating to further assessments for contamination (in accordance with the CLEA guidelines and LCRM methodology) and, if necessary, an associated remedial strategy, together with a timetable of works.	Under Consideration	
20230448	Application for approval of condition 12 attached to planning permission reference number 20220078 relating to a detailed soft landscaping scheme	Under Consideration	
20230442	Application for approval of condition 9 attached to planning permission reference number 20220078 relating to details of the appearance and form of street lighting equipment.	Under Consideration	
20230392	Application for approval of condition 10 attached to planning permission reference number 20220078 relating to details of the boundary treatment.	Under Consideration	
20230352	Application for approval of condition 11 attached to planning permission reference number 20220078 relating to details of the form, appearance, and materials to be used for the cycle and bin stores to all houses within the development	Under Consideration	
20230389	Application for approval of condition 3 attached to planning permission reference number 20220078 relating to details of the archaeological watching brief.	Under Consideration	
20230374	EDC Consultation - Discharge of Condition 11 (Cycle and Bin Stores) pursuant to reserved matters approval EDC/22/0015.	Under Consideration	

20230375	EDC Consultation - Discharge of Condition 13 (Parking Management Plan) pursuant to reserved matters approval EDC/21/0081.	Observations Sent	04.05.2023
20220373	EDC Consultation EDC/22/0015 - Application for the erection of 3 dwellings along with hard and soft landscaping, car parking and associated infrastructure.	No Objections	24.02.2023
20220078	Erection of 3 dwellings together with associated infrastructure including details relating to parking and landscaping and the reconfiguration of parking to a consented dwelling approved under permission Ref: EDC/21/0081. Former Northfleet Cement Works, The Shore, Northfleet, Gravesend, Kent, DA11 9AN	Permission	24.02.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

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
- 4 – Decision-making
- 8 – Promoting healthy and safe communities
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines (2020)

Officer's Analysis

The following information has been submitted to discharge condition 7:

Planning Application Form;
Covering Letter; and
Harbour Village – Additional 3 Units – Details to Address Planning Condition 7 (Ref EDC_22_0015) – April 2023.

Condition 7

Architectural Details

7. No development above ground level shall take place until the following architectural details (including samples if requested) have been submitted to and approved in writing by the Local Planning Authority:

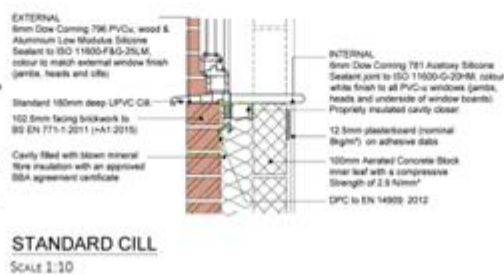
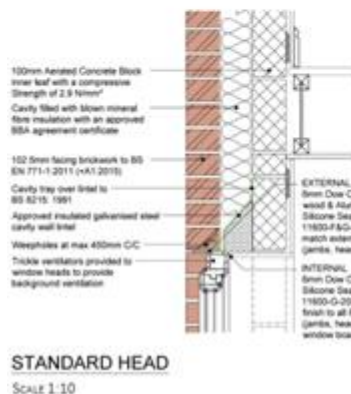
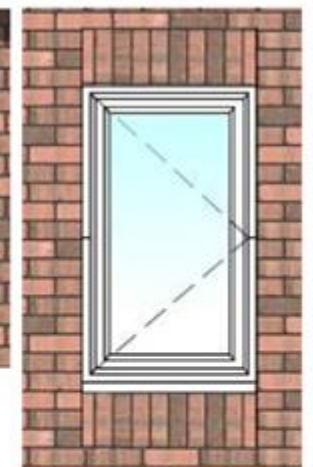
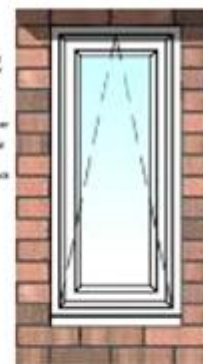
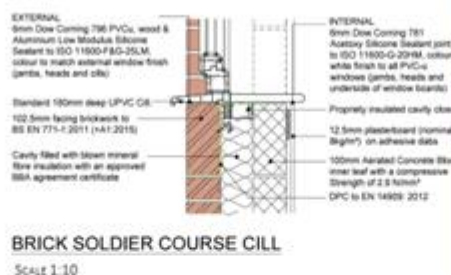
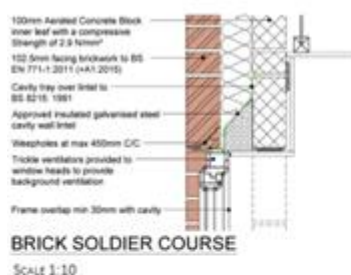
- a) Brick detailing as annotated on the approved drawings or an alternative design to be agreed with the Local Planning Authority
- b) Entrance canopies
- c) Window reveals
- d) Location, form, and appearance of meter boxes.

The dwellings shall thereafter be constructed in accordance with the approved architectural details.

Reason: To ensure that architectural features of buildings which are essential to distinctiveness of the development and satisfactory appearance of the development as a whole are assessed at a sufficiently early stage in the construction to enable their delivery in accordance with adopted Gravesham Local Plan Core Strategy Policy CS19 and paragraphs 55 and 130 of National Planning Policy Framework

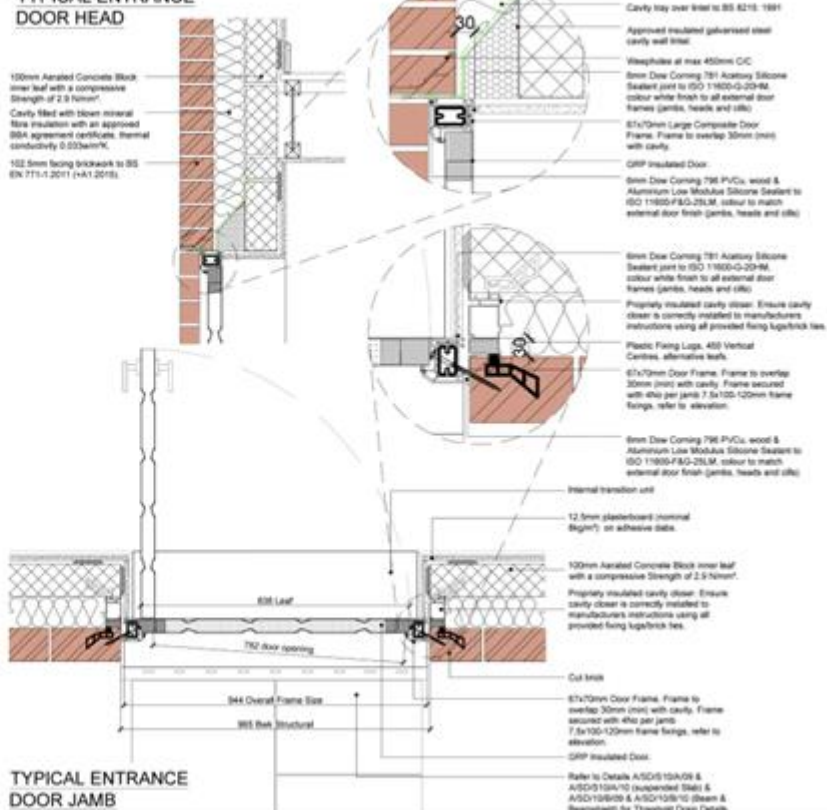
Brick Detailing & Window Details

1 STRUCTURAL OPENINGS – FACING BRICK WINDOW HEAD & CILL TYPICAL DETAILS



A gray door with a vertical glass panel on the left side and a horizontal handle in the center. The door is set in a brick wall. To the left of the door is a white rectangular object, possibly a light switch or a small window. The door is framed by a dark gray border. The brick wall is made of red bricks with dark mortar. The door is set in a recessed area of the wall. The floor is a light gray color. The door is slightly ajar, showing a dark interior. The overall style is a simple, clean illustration.

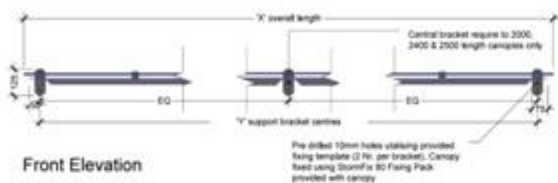
TYPICAL ENTRANCE
DOOR HEAD



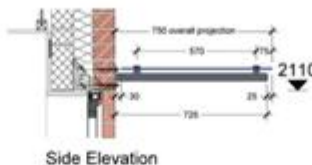
TYPICAL ENTRANCE
DOOR JAMB

3 ENTRANCE CANOPIES

STORMING FLAT CLEARLIGHT DOOR CANOPY



Front Elevation



Side Elevation

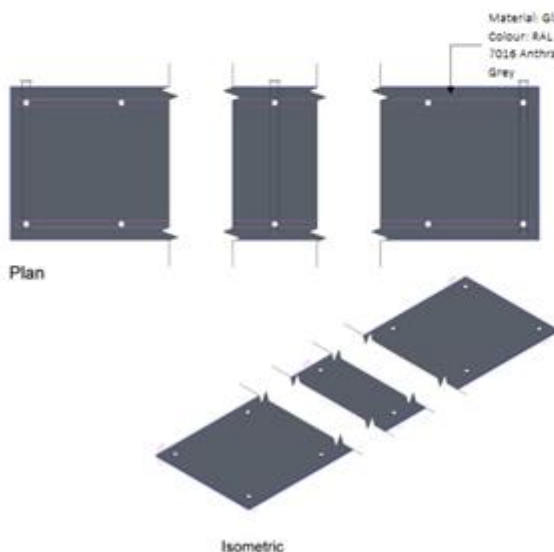
NOTE: STORMING CLEARLIGHT CANOPIES ARE SUPPLIED WITH PAVING TEMPLATE

TEMPLATE TO BE POSITIONED CENTRAL TO THE OPENING WITH THE UNDERSIDE OF THE TEMPLATE ALIGNED TO THE BRICK STRUCTURAL OPENING

USING THE CENTRE OF THE THREE HOLES
DRILL HOLE FOR FIXING. FIX ONE SIDE OF
THE TEMPLATE TO WALL, LEVEL UP AND
REPEAT FOR OTHER SIDE OF TEMPLATE

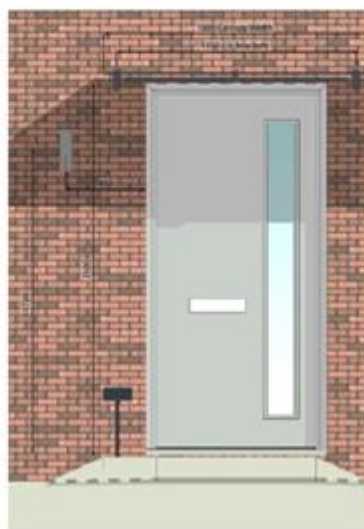
TEMPLATE TO BE REMOVED ONCE
BRACKET HOLE HAVE BEEN DRILLED

TEMPLATE TO BE REMOVED ONCE
BRACKET HOLE HAVE BEEN DRILLED

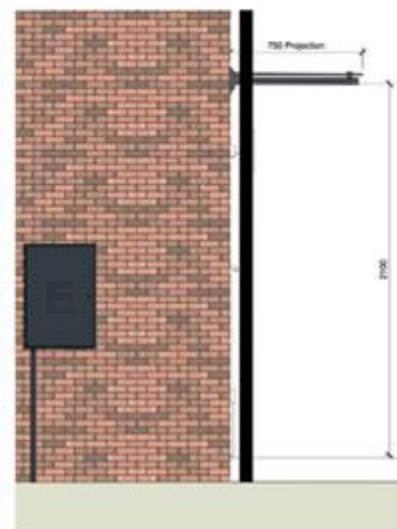


Plan

Isometric

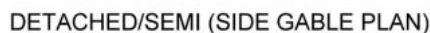


TYPICAL FRONT ELEVATION



TYPICAL SIDE ELEVATION

4 LOCATION, FORM & APPEARANCE OF METER BOXES



5 LOCATION, FORM & APPEARANCE OF METER BOXES



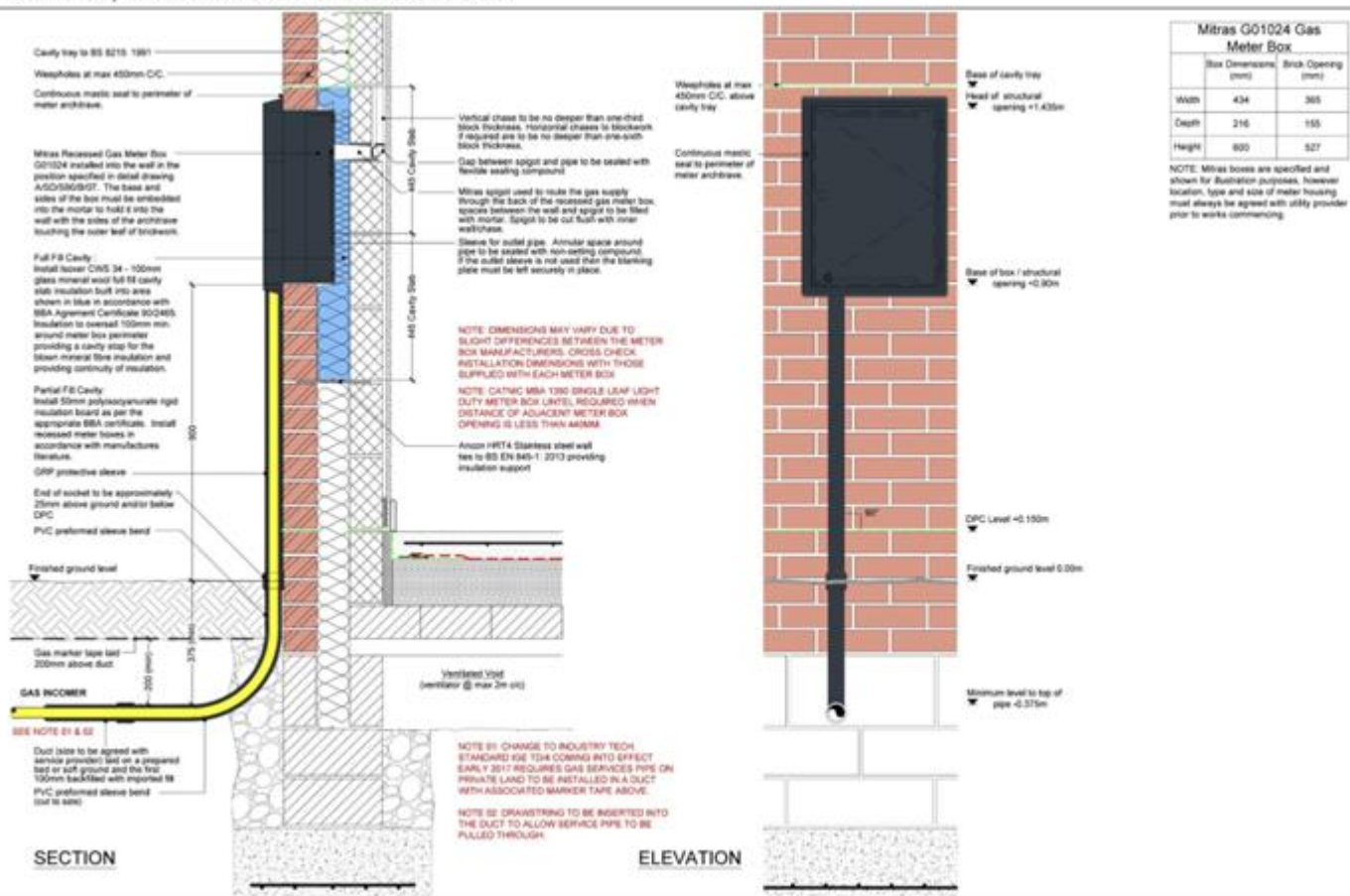
Box Dimension (mm)	
Width	400
Depth	300
Height	265

NOTE: Meter boxes are specified and shown for illustration purposes, however location, type and size of meter housing must always be agreed with utility provider prior to works commencing.

NOTE 02: EXCAVATION REQUIREMENTS -
PROVIDE 2m OF EXCAVATION FROM FRONT OF BOX
500mm WIDE TO A MINIMUM DEPTH OF 475mm TO
ALLOW FOR THE SERVICE PIPE TO BE CONNECTED.
THIS IS AN IMPORTANT REQUIREMENT AS THE
SERVICE PIPE MUST BE FED THROUGH A BLACK BEND
TO ENSURE THE INTEGRITY OF THE PIPE PRIOR TO
PURGING TO GAS.

NOTE 03: DRAWSTRING TO BE INSERTED INTO THE DUCT TO ALLOW SERVICE PIPE TO BE PULLED THROUGH.

6 LOCATION, FORM & APPEARANCE OF METER BOXES



Condition 7 – Architectural Details

In relation to Condition 7, the proposed architectural details relating to brick detailing, entrance canopies, window reveals and location, form, and appearance of meter boxes are considered acceptable and appropriate for the location and wider area. Therefore sufficient details have been submitted to satisfy Condition 7 of planning approval 2022078.

No further information is required and condition 7 can be discharged.

Conclusion Recommendation

Sufficient information has been submitted to discharge condition 7 of planning approval 2022078.

Recommendation

ADET - Approval of Details

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	A Grout	Signed:	R Hart
Dated:	7 th June 2023	Dated:	8 th June 2023