



Delegated Report

Discharge of Conditions Application

Application No: 20241113

Location: 3 Milton Road, Gravesend, Kent, DA12 2RE

Description: Application for the approval of conditions 3 and 4 attached to planning reference number 20240608 relating to details of all external facing materials (3) and joinery details at a scale of 1:2 or full size to be submitted (4).

Applicant: Mr Gurdeep Singh

Submitted Documents/Plans

- Application Form – dated 29 November 2024;
- Schedule of Materials;
- Drawing no. 001 – Rev. B – Proposed Window Details (Condition 4) (05 February 2025);
- Drawing no. 002 – Rev. B – Proposed Window Details (Condition 4) (05 February 2025).
- ~~Drawing no. 001 – Rev. A – Proposed Window Details (Condition 4) – SUPERSEDED;~~
- ~~Drawing no. 002 – Rev. A – Proposed Joinery Details (Condition 4) – SUPERSEDED;~~
- ~~Drawing no. 003 – Rev. A – Proposed Joinery Details (Condition 4) – SUPERSEDED.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20240890	Application for approval of condition 3 and 4 attached to planning permission reference number 20240608 relating to details of all external facing materials and installation of the window to a scale of 1:10 and joinery details at a scale of 1:2 or full size.	REFUSAL OF DETAILS	26.11.2024
20240608	Enlargement to the existing rear roof extension to create a dormer window.	PERMITTED	02.09.2024

Consultations, Publicity and Representations

GBC Conservation Officer – No comment received.

Officer's Analysis

This is an application for the approval of conditions 3 and 4 attached to planning permission reference 20240608, relating to:

- External Facing Materials (3)
- Joinery Details (4)

Condition 3 states the following:

3. *Prior to the commencement of the development hereby approved details of all external facing materials used in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out only in accordance with the approved details.*

This condition was attached to ensure a satisfactory standard of appearance of the development to preserve and enhance the character of the Conservation Area.

The proposed external facing materials show a heritage clay plain roof tile from 'Heritage Roof Tiles' and a traditional timber double side-hung casement window for the new rear dormer, which are considered to be appropriate within the Conservation Area. Therefore, the proposal is in accordance local and national planning policy and condition 3 can be discharged.

Condition 4 states the following:

4. *Prior to the installation of the window to a scale of 1:10 and joinery details at a scale of 1:2 or full size 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.*

This condition was attached to ensure a satisfactory standard of appearance of the development to preserve and enhance the character of the Conservation Area.

The proposed window joinery details show a traditional timber side hung casement window which is in keeping with the Conservation Area and character of the building. As such, the proposal is in accordance with local and national planning policy and condition 4 can be discharged.

Conclusion

The details submitted are acceptable with external materials and window details that appropriate within the Conservation Area. Therefore, condition(s) 3 (External Facing Materials) and 4 (Joinery Details) can be discharged and the application is approved.

Recommendation

Approval of details

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	3 rd February 2025	Dated:	11 th February 2025