

Delegated Report

Approval of Conditions Application

Application No:	20250500
Location:	Land At Worcester Close, Istead Rise, Gravesend, Kent, DA13 9LB
Description:	Application for the approval of condition 11 attached to planning reference number 20230136 relating to details of all the external facing materials.
Applicant:	Elkins Construction

Submitted Documents/Plans

- Application Form – dated 16 May 2025;
- Schedule of Materials (ref. 2405-FA-ZZ-ZZ-SH-A-7400 – Rev. P3).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230136	Construction of 8 new affordable rent residential units (Use Class C3) with associated vehicular and pedestrian access, car parking, cycle parking, refuse storage and landscaping.	PERMITTED	29.11.2023

Officer's Analysis

This application seeks approval of condition 11 attached to planning permission reference 20230136, relating to details of external facing materials:

Condition 11 states:

11. Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to any part of the development first being brought into use.

This condition was attached to ensure that the development achieves a satisfactory visual relationship with the character and appearance of the area.

The application has been supported by a schedule of materials, which sets out the following:

Bricks – Wienerberger	Weathered Gault Blend	
	Renaissance Multi	
	Super White	
Wall Tiles – Redland	Redland Farmhouse Red Wall Tile	
Roof Tiles – Terreal	Rustique	
Downpipes / Gutters – Guttercrest	Round Aluminium – Dark Red RAL 3013 (to match roof tiles)	
Windows – AW Facades	Ecothern Side Hung Windows – external colours White RAL 9016 and Dark Red Ral 3013	
Garden Doors – AW Facades	Scandi window / door plus – White RAL 9016	
Private Entrance Doors – Vistapanel	Composite doorset (obscure glass panel) – Dark Red RAL 3013	
Canopy – Canopies UK	GRP Canopy to entrances – White RAL 9016	

The materials proposed are considered to be acceptable for a modern building and are consistent with the approved elevations in 20230136, and therefore condition 11 can be discharged.

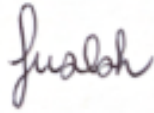
Conclusion

The application has been supported by sufficient information to dismiss condition 11 (external facing materials).

Recommendation

Approval of Condition

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
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Signed:		Signed:	
Dated:	15 th July 2025	Dated:	15 July 2025