



Delegated Report

Application No:	20231017
Location:	Former Guru Nanak Darbar Gurdwara, Clarence Place, Gravesend
Description:	Application for a non-material amendment to planning permission reference number 20220728 to change the wording of condition 7 to allow that all doors and windows to be replaced on a like for like basis with matching historic materials.
Applicant:	Guru Nanak Darbar Gurdwara

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form

Drawing no. 181-PD-1 (existing site plan)

Drawing no. 181-PD16 rev C (proposed elevations)

Relevant Planning History

20220728	Conversion of existing building to accommodate 14 residential apartments with ancillary cycle and bin storage facilities.	Permitted	31.01.2023
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Development Plan

As an application under S.96A of the Town and Country Planning Act the considerations turn to whether the proposals are non-material. The application is not assessed under the development plan.

Analysis

There is no statutory definition of 'non-material'. This is because it is so dependent on the context of the overall scheme – what may be non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under s.96A.

The proposal seeks to change the wording of condition 7.

Condition 7 of 20220728 states:

All external joinery including windows and doors shall be of a timber construction only. Details of their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:10 & 1:2 or full-size scale, and showing the relationship to the wall opening, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The development shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and to ensure the development preserves the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

It has been pointed out by the applicant's historic consultants that most of the windows to the main front section of the building were originally of metal frame and, on this basis, the planning condition should be amended to state 'that all doors and windows to be replaced on a like for like basis with matching historic materials.'

The GBC Conservation Officer has suggested the condition be reworded to:

Before the windows and doors hereby approved are installed, details of their material, design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:10 scale, and ½ or full size, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed window and door details.

The proposed re-worded condition still requires details of the windows and doors to be provided and therefore this change is considered non-material and the application is supported.

Recommendation:

Permit

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 6 December 2023	Dated: 6 th December 2023