



Delegated Report

Approval of Conditions Application

Application No:	20231207
Location:	Land To The Rear Of Bridge Bar And Club, 24 Stone Street, Gravesend, Kent, DA11 ONP
Description:	Application for the approval of condition 12 attached to planning permission reference number 20211196 relating to full details including samples of all external facing materials and fenestration to be used on the development.
Applicant:	Mr Lakh Kallar, Kallarview Construction Limited

Submitted Documents/Plans

- Application Form – dated 29 November 2023;
- Supplementary Information – Schedule of Materials;
- Drawing no. 3582/P/11 – Proposed Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20211196	Application for a minor material amendment to planning permission reference no. 20191187 for Demolition of outbuildings, excavation of soil to form a lower ground and upper ground floor B1 use, unloading bay and refuse areas with construction floors 1 to 4 providing a total of 3no. one bedroom self-contained flats and 11no. two bedroom self-contained flats and associated external works to allow alterations to the main entrance from Rathmore Road to Athboy Road and amendments and substitution to approved plans.	PERMITTED	14.02.2022

Officer's Analysis

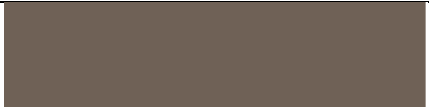
This is an application for the approval of condition 12 attached to planning permission reference 20211196 relating to the external facing materials.

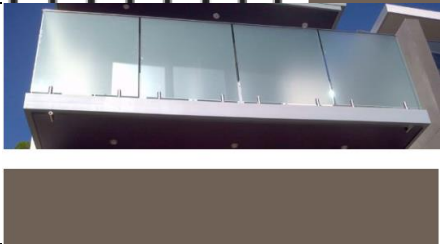
Condition 12 states the following:

12. Prior to the commencement of the development and notwithstanding the information on the application form, approved drawings and Design & Access Statement full details including samples of all external facing materials and fenestration to be used on the development shall be submitted to, and approved in writing by the Local Planning Authority. The development shall then be constructed in accordance with the approved details.

The condition was attached to ensure that the external facing materials proposed are acceptable, given that the site is within the setting of Grade II Listed Buildings fronting Stone St.

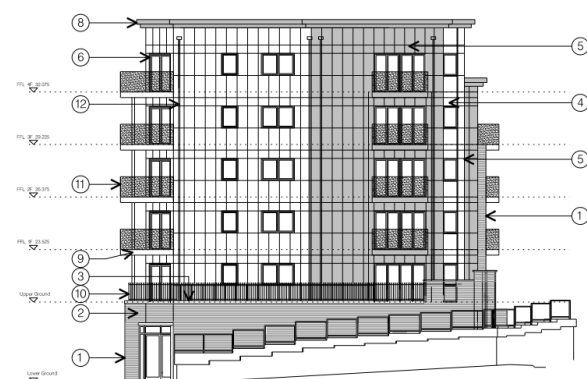
The application is supported by the following schedule of materials:

1	Buff stock brick	Crest Harewood Blend, half lap stretcher bond with flush pointed, natural mortar.		
2	Recessed buff stock brick panels	Recessed brick panels set back 20mm from face		
3	Cast stone capping	Reconstituted wet cast Portland stone, flush pointed, Portland cement mortar		
4	White rainscreen cladding	Marley Eternit Equitone Tectiva, TE90 Chalk		
5	Grey rainscreen cladding	Marley Eternit Equitone Tectiva, TE60 Hessian		
6	Grey aluminium framed windows and external doors	Clear double-glazed aluminium framed casement windows, RAL 7006 Beige Grey PPC finish.		
7	Grey metal external doors	Metal louvre doors, RAL 7006 Beige Grey PPC finish		
8	Grey metal parapet cladding, fascia and soffit	RAL 7006 Beige Grey PPC finish		
9	Grey metal balconies	RAL 7006 Beige Grey PPC finish		

10	Grey metal railings	Metal railing fences with RAL 7006 Beige Grey PPC finish	
11	Obscure glass balustrade	Clear glass within metal frame with RAL 7006 Beige Grey PPC finish	
12	Black rainwater pipes and heads		



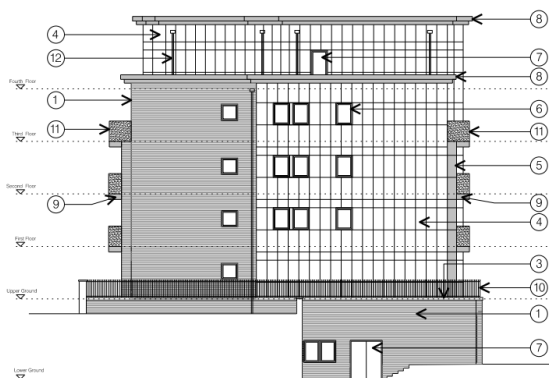
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Although the plan provided is basic, in a greyscale colour, it is annotated and supported by a detailed schedule of materials. The materials proposed are considered to be acceptable for a modern building with glazing and cladding at higher levels and a more traditional facing brick on street level. This is an acceptable arrangement for the development and the Listed Buildings, and therefore the materials are considered to be appropriate for the condition to be discharged.

Recommendation

Approval of Details

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	24 January 2024	Dated:	24 January 2024