

The Office
The Larches
Higham
Rochester
Kent ME3 7NQ



9th April 2026

Planning Service
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
DA12 1AU.
FAO Miss Fisher.

Dear Miss Fisher

Re: Willow Platt, Hermitage Road, Higham
Planning Decision Notice 20251022
Application 20260022 to clear planning conditions 3, 5, 7 and 10.

Further to our exchange of emails today, the applicant wishes to change the facing brick so this letter has been amended to record this change. The other external materials remain the same as previously detailed.

Regarding Condition 5, external materials the details are provided below.

Facing brick.
Wienerberger Heritage Blend.
[Heritage Blend Brick | Wienerberger UK](#)

Stone sills and front entrance portico/porch.
Buff colour stone as shown on page 3.

[Brochure-Stone-from-Stock.pdf](#)

Eaves and soffits-black upvc.
[9mm Black Ash Solid Soffit | DirectPlastics.com](#)



Rainwater good to be plastic, colour, black . Half round gutters and square downpipes.
[uPVC Black Half-Round Gutter | DirectPlastics.com](http://DirectPlastics.com)



Roof tile

Sandtoft Cassius Antique clay roof tile.

[Cassius Antique Slate](#)

**Flat roof to rear of house.**

Single ply membrane in lead grey.

[Sikaplan® SGK-18](#)

Roof lantern. Finished externally in black upvc.

[Pyramid Style Roof Lanterns – Lanterns-Direct](#)

Front door. Composite door coloured anthracite.

Below is one from Fineline. https://www.fineline-windows.co.uk/doors/front-doors/?utm_source=bing&utm_medium=cpc&utm_campaign=521580908&utm_term=front%20entry%20doors&msclkid=27d6e5fb91c31ee



Windows-Supplied by Rehau in Mid night black foil covered upvc windows. Rehau Total 70S windows and doors to be used which are a uPVC foil finished doors and windows. 62mm window frames to be used. Brochures attached to the email.

Drive-Marshalls Driveline Priora Range paving blocks in charcoal.

[Driveline Priora Permeable Block Paving | Marshalls](#)



Patio

Universal Paving Buff Riven Sandstone slabs. Photograph below.

[Rippon Buff Riven Patio Pack | Sandstone | Warm Character | UK Stock](#)



The drawings, 24/453 02G and 03F, show proposals for external materials, hard and soft landscaping.

Condition 7.

Proposed hard surfaces.

Drive-Marshalls Driveline Piora Range paving blocks in charcoal.

[Driveline Piora Permeable Block Paving | Marshalls](#)



Patio

Universal Paving Buff Riven Sandstone slabs. Photograph below.

[Rippon Buff Riven Patio Pack | Sandstone | Warm Character | UK Stock](#)



Boundary treatments

The existing boundary treatments include the existing walls along the front and east side boundary. A new hedge will be planted along part of the eastern boundary as shown on drawing 02J.

A wall with close boarded fence has been erected along part of the west side boundary, the length from the front wall to the fence immediately behind the lawned area of

garden. Drawing shows maximum wall height which reduces further down the garden as can be seen in the photograph below.



View of wall and fence along the west boundary.

Land level to the adjacent house, Great Hermitage House is higher than Willow Platt with the lawned area to Great Hermitage Heritage being the same level as the base of the fence, hence the low retaining wall.

Condition 10 Soft landscaping/new planting.

Drawing 24/453/02G shows proposed new planting within the garden to the house. The new planting will be installed during the autumn/winter following completion of the house build.

The new planting is to be maintained for a period of 5 years to ensure plants become established with maintenance including:

Plant condition is to be assessed annually at the end of each growing season and any plants that die or are badly misshapen by dieback, disease or damage shall be replaced during the planting season in the year the fault was identified.

Replacement stock shall be of the same size and species as that originally specified.

Monthly maintenance visits through the growing season should include:

Keep planting beds clear of weeds by use of suitable herbicides or hand weeding and maintain an area of clean ground 1 m. in diameter around each transplant tree or shrub. Water as necessary to promote establishment. All stakes, trees and shrubs are to be

maintained in firm positions within the ground and with all ties securely fixed and adjusted to allow for the increase in stem girth. Mulches should be hand weeded as necessary and replenished to their original depth at least once annually. Remove all dead wood and diseased tissue from all planted material at the end of each growing season, and all stem growths from standard trees immediately before the completion of the maintenance period.

Hedging plants will be 60-90cm bare root plants, planted at a rate of 5 per metre. 83 metre length of hedge so 415 plants.

Individual plants to the front garden include a Mountain Ash, 80-100cm, bare rooted, one Dwarf Lilac and one Holly tree will be pot grown plants. 40-60cm.

Spring flowering bulbs are to be planted within the lawn at the rear of the house with the following bulbs being planted: Snowdrop *Galanthus nivalis*, Primrose *Primula vulgaris*, Wild daffodils *Narcissus pseudonarcissus*. 100 bulbs will be planted.

Condition 11 Proposed lighting

Agreed that this can be removed being a compliance condition.

Drawing schedule for planning

The planning drawings are 24/453/01A, existing house, 24/453/02J, 24/453/03F proposed house drawings and 24/453 05A (Construction management plan drawing)

Yours sincerely


Jonathan Bolton.