



Delegated Report

Planning Application

Application no:	20211523
Location:	The Builders Yard Lower Range Road Gravesend Kent
Description:	Application for approval of condition 3 attached to planning permission reference number 20190520 relating to details and samples of all materials including surface materials to be used externally.
Applicant:	DCB Kent Ltd
Site Visit Date:	N/A

Planning permission was granted under ref. 20190520 for the erection of a three storey building to form 14no. two bedroom self-contained flats on 18 February 2020. This was granted subject to conditions including no. 3 which this application seeks to discharge. Condition 3 is as follows:

3. *Details and samples of all materials including surface materials to be used externally on any part or phase of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced; the development shall be carried out in accordance with the approved details.*

Reason *In the interests of visual amenity and to ensure a high quality of design pursuant to Gravesham Local Plan Core Strategy Policy CS19: Development and Design Principles.*

The information that has been submitted is as follows:

- Application form; and
- Materials Schedule.

The Materials Schedule sets out the following proposed materials:

- Brick – The Bespoke Brick Company Buff Stock (Soft Mud Sanded Texture)
- Cladding – Standing Seam Zinc Cladding/Zinc Coloured Cladding
- Windows – UPVC Dark Grey
- Doors – UPVC Dark Grey
- Roof Covering – Flat Roof Membrane Grey
- Roof Copings/Trims – PPC in Dark Grey
- Rainwater Goods (Hoppers, gutters, downpipes and brackets) – UPVC in Black
- Paving (paths and patios) – Marshalls Saxon Textured Paving Slabs in Charcoal
- Hardstanding to Parking Area & Cycle Storage Area – Marshalls Driveline Priora in Charcoal

Brick – The proposed brick is a very light yellow coloured brick but given there are examples of other similar light yellow coloured bricks in the area, such as the ground floor of the building next door at nos. 1-7 Old School Yard and no. 35 opposite. On that basis the proposed light yellow brick is considered acceptable.

Cladding – The grey standing seam zinc cladding which is for the top storey of the building is considered acceptable. There are no other references in the area but it is not considered an unsympathetic choice of material and is shown on the approved plans.

Windows and doors – UPVC is considered acceptable for this new build in a non-Conservation Area location. Grey is not a pre-dominant window colour in the area but again given the non-Conservation Area location it is considered acceptable.

The grey roof coverings and copings are acceptable and will be little seen. The black UPVC rainwater goods are standard and considered acceptable.

The charcoal paving slabs for the parking, cycle storage and paving are considered sympathetic.

Overall the external facing materials of the building and surfacing are considered acceptable and it is recommended that condition 3 can be discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	1 February 2022	Dated:	2 February 2022