



Delegated Report

Application No:	20250973
Location:	Former Guru Nanak Darbar Gurdwara, Clarence Place, Gravesend DA12 1LD
Description:	Application for partial approval of condition 7(i) and condition 13 (i) attached to planning reference number 20250019 relating to details of their material, design, specification, method of opening, method of fixing and finish for the rear/north elevation and a detailed specification of all new rooflights, dormer windows for the rear/north elevation.
Applicant:	Guru Nanak Darbar Gurdwara

Submitted Documents/Plans

Application form

Covering letter

Ventec Elite Window Specifications

Drawing no. 181-PD-601 rev C (window/external door type 1)

Drawing no. 181-PD-602 rev C (window/external door type 2)

Drawing no. 181-PD-603 rev E (window/external door type 3)

Drawing no. 181-PD-604 rev F (window/external door type 4)

Drawing no. 181-PD-605 rev E (window/external door type 5)

Drawing no. 181-PD-606 rev C (window/external door type 6)

Drawing no. 181-PD-607 rev C (window/external door type 7)

Drawing no. 181-PD-6075 rev B (window/external door type 7A)

Drawing no. 181-PD-608 rev E (window/external door type 8)

Drawing no. 181-PD-609 rev E (window/external door type 9)

Drawing no. 181-PD-610 rev D (window/external door type 10)

Drawing no. 181-PD-611 rev B (window/external door type 11)

Drawing no. 181-PD-612 rev B (window/external door type 12)

Drawing no. 181-PD-613 rev B (window/external door type 13)

Relevant Planning History

20250771 Application for the approval of condition 7 (iii), (iv) (Joinery Details) and condition (iii), (iv) 13 (Dormer Windows) attached to planning reference number 20250019.
Approved 29 September 2025

20250615 Application for the approval of conditions 7 (ii) and 13 (ii) attached to planning reference number 20250019 relating to details of door and window materials, design, specification, method of opening, method of fixing and finish (7ii) and details of roof lights, including dormer windows (13ii).

Approved 29 September 2025

20250189 Application for the approval of conditions 7 (i) and 13 (i) attached to planning reference number 20250019 relating to details of door and window materials, design, specification, method of opening, method of fixing and finish (7) and details of roof lights, including dormer windows (13).

Approved 16 April 2025

20250019 Application for a non-material amendment to planning permission reference number 20220728 to allow amendments to Condition 7 and condition 13 to include subject to receiving satisfactory information, partial approval can be issued for each of the 2 phases of works.

Approved 6 February 2025

20231017 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.

Approved 6 December 2023

20220728 Conversion of existing building to accommodate 14 residential apartments with ancillary cycle and bin storage facilities

Approved 31 January 2023

Consultations, Publicity and Representations

Designing Out Crime Team

In relation to application 20250973 (Former Guru Nanak Darbar Gurdwara Clarence Place Gravesend Kent DA12 1LD). I have reviewed the attached documents and can confirm I have no further comments to make, and have no objection to the partial discharge of condition 7 (i) and condition 13 (i) (Dormer Windows) attached to planning reference number 20250019 relating only to the rear/north elevation.

GBC Conservation Officer

The details are acceptable.

Analysis

Condition 7 of 20220728 (as amended by 20250019) states:

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. These details shall be supplied for:

- i) The rear/north elevation*
- ii) The front/south elevation*
- iii) The eastern elevation*
- iv) The western elevation*

The works shall be carried out only in accordance with the agreed window and door 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).

The submitted details are acceptable and condition 7(i) can be discharged.

Condition 13 of 20220728 (as amended by 20250019) states:

Before the rooflights, including dormer windows, hereby permitted are installed, a detailed specification of all new rooflights, dormer windows shall be submitted to and agreed in writing with the Local Planning Authority. These details shall be supplied for:

- i) The rear/north elevation*
- ii) The front/south elevation*
- iii) The eastern elevation*
- iv) The western elevation*

The development shall only be carried out in accordance with the approved details. The rooflight(s) specification shall include details of:

- o Size;*
- o Material;*
- o Colour;*
- o Method of opening;*
- o Method of fixing; and*
- o Appearance.*

Reason: 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).

The submitted details are acceptable and condition 13 (i) can be discharged.

Recommendation:

Discharge condition 7 (i) and condition 13 (i).

See draft Decision

Case Officer: Alison Webster	Team Leader: Richard Hart
Signed: 	Signed: R Hart
Dated: 4 November 2025	Dated: 5th November 2025