

Our ref: 4076.SC
GBC ref: 20200206

Date: 06 March 2024

Mr Richard Hart
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Dear Mr Hart,

Application seeking approval for Non-Material Amendments to the development approved under application 20200206: Erection of 1x detached dwelling house with associated access parking and amenity space
Land adjacent to and at the rear of Norwood Farm House Norwood Lane Meopham DA13 0YF

This letter accompanies an application submitted on behalf of CS Properties (South East) Ltd. seeking approval for Non-Material Amendments to the dwelling approved by the Council under application 20200206 on 5 June 2020. The floor slab and foundations of the new dwelling have been constructed with work commencing on or around 25 May 2023 as evidenced by Building Notice application 1983/23/BN.

The application comprises the following;

- Covering letter and supporting information
- Drawings as now proposed
 - 3989.03A Proposed Floor and Roof Plans
 - 3989.04A Proposed Elevations

For the avoidance of doubt, the position of the proposed dwelling within the site and its external dimensions are not changed as a result of this application. The general design approach and the proposed palette of materials also remains unchanged.

The applicant wishes to increase natural light into the kitchen and main living area have an open ceiling structure internally, and provide a log-burner in the living area.

This change has resulted in the following amendments:

Side (South-east elevation)
Provision of three rooflights
External flue

Other changes

Doors and Windows are now proposed to be black painted timber in-lieu of white painted timber

Rainwater Goods now black uPVC.

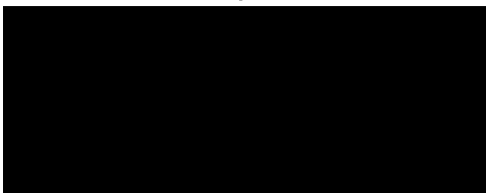
The rooflights and flue will not result in any unacceptable impact on the occupiers of adjacent dwellings in terms of loss of privacy or amenity. The black colour for the doors and windows will ensure a better overall appearance compatible with the black timber weather boarding approved as the main external facing material on the walls.

There will also be no impact on the overall character and appearance of the area and the streetscene. The proposals will not impact on the openness of the Green Belt.

The Council is requested to approve the proposed changes as a further non-material amendment to the development approved under application 20200206 without delay.

I look forward to receiving acknowledgement of the application and the allocated case officer in due course. Please do not hesitate to contact me if you require any further information at any stage.

Yours sincerely,

A large black rectangular box redacting the signature of Steve Clarke.

STEVE CLARKE
Associate Planner