



Delegated Report

Application No:	20230436
Location:	Site Of Former Police Station, 133 Windmill Street, Gravesend Kent
Description:	Application for approval of condition 12 attached to planning permission reference no. 20220432 relating to details of materials and finishes.
Applicant:	Mr James Fitz-Costa, Churchill Retirement Living

Submitted Documents/Plans

Application form
Materials Schedule rev P2
Drawing no. CRL: 20085GD:230 Rev B2 (proposed elevation A and B)
Drawing no. CRL: 20085GD:231 Rev B2 (proposed elevations C-G)

Relevant Planning History

20220432 Former Police Station, 133 Windmill Street, Gravesend, Kent
Approved 15 February 2023

Consultations, Publicity and Representations

GBC Conservation Officer

Comments below.

Analysis

Condition 12 of 20220432 reads:

Notwithstanding the details relating to the materials and finishes as set in the application form, Design and Access Statement and approved drawings, before any works above ground floor slab level commence, additional details (and samples, where requested by the Local Planning Authority) of all the external facing materials, colours, textures and finishes to be used in the construction of the development hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details before the apartments hereby permitted are first occupied and thereafter maintained in accordance with the details so approved.

Reason: To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents in accordance with Policy CS19 (Development and Design Principles) and CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy, September 2014 and section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF), 2021.

In terms of the original application, this showed the following materials:

 Roof - Marley Rivendale Fibre Cement Slates (Colour - Blue/ black)	 Brickwork type 2 - Buff brick ET Clay - Funton old Chelsea Yellow or similar	 Windows (side opening casements with fixed lower transom panels to 1st-2nd floor) - UPVC acoustic items (Colour: White)
 Brickwork type 1 - Buff brick ET Clay - Danehill Yellow or similar	 Headers - Buff Brick (flat arch) ET Clay - Funton old Chelsea Yellow or similar	 Mansard dormers: Lead
 K-rend render (colour: Powder blue)	 Rainwater Goods- UPVC(colour: black)	 Juliette / full balconies - Powder coated metal (Colour: Black/ Dark Grey)
 Fascias & Soffits - UPVC (Colour:White)	 Canopies above ground floor lounges - Stormking GRP items	
 Rusticated Decorative render K rend (Colour: White)	 Cills, banding, surrounds, entrance canopy and pediments - Buildlite Stonecoat mouldings (render finish, colour white) See elevations for profiles	

The materials listed in the submitted Materials Schedule – Rev P2 are:

Roof - Marley Rivendale Fibre Cement slates (blue/black)
 Brick 1 – Michelmersh Danehill Stock Buff
 Brick 2 – Ibstock Laybrook Yellow Stock Buff
 Header bricks – Michelmersh Danehill Yellow – flat arch profile as per elevations
 Render 01 – K-Rend colour powder blue
 Render 02 – K-Rend colour white (decrotive rusticated finish)
 Fascias/soffits – Buildlite Stonecoat moulds – profiles as per elevations (render finish – colour white)
 Cills, stringer courses, window surrounds, entrance canopies etc – Buildlite Stonecoat moulds – profiles as per elevations (render finish – colour white)
 Mansard dormers – GPR (lead colour finish)
 Windows – side opening casements with fixed lower transom panels to 1st-2nd floor) – UPVC acoustic items (colour-white)
 Rainwater – UPVC its (colour black)
 Balconies (Juliette/walk out) – powder coasted steel (colour black)
 Boundaries – 1.2m powder coated metal railings with brick piers to match elevation

These materials are similar to those that were indicated in the originally approved application however the following concerns were raised on 5 July 2023:

- The roof is prominent, not concealed behind a parapet, and located opposite listed buildings. A natural slate on such a prominent building would be preferrable and in accordance with our guidance. On non-listed buildings in the conservation area the use of either Canadian or Spanish blue/black natural slate would be appropriate.
- Brick 1 is acceptable
- Brick 2 – consider Smeed Dean London Stock from Wienerbeger, which is generally the accepted new stock brick in the town centre and will appear less insipid than the proposed.

- Renders – consider weathering over time. White will soon change in this urban environment and appear tired and stained with road dust. The use of cream colours may be preferable.
- Stonecoat profiles – can you provide the drawings for the profiles as there is no detail information submitted
- Dormer windows – they appear bulky and lack detail. Narrower cheeks with the window frame set in front of the cheeks rather than in between them would reduce the bulk but requires detailing and using alternative insulation (multifoil, etc)
- Windows should have flush casements and not storm detailed
- Balconies and boundaries – details are lacking, can you provide further details of the balconies.

The applicant's agent was advised of the above and sent a holding response on 30 August 2023. An extension of time was agreed until 31 October 2023 but no new plans or schedule of materials was submitted. A further extension of time was agreed on 28 February 2024 and an email sent on 19 March 2024 asking if amended materials details were going to be submitted or whether the applicant would prefer to withdraw this application and resubmit once they were ready with new details. A further email was sent on 15 April 2024 from the Planning Manager asking if the information was going to be submitted giving a deadline for a response of 19 April 2024. No response was received.

Given the unacceptability of the proposed materials (the roof tiles, brick 2 and rendering), the storm detailed windows and the details lacking of the stonecoat profiles, balconies and dormer windows, this condition cannot be discharged.

Recommendation:

Refuse details

See draft Decision

Case Officer:	Team Leader: Richard Hart
Signed: 	Signed: 
Dated: 07 May 2024	Dated: 7 th May 2024