



Delegated Report

Discharge of Conditions Application

Application No: 20240890

Location: 3 Milton Road, Gravesend, Kent, DA12 2RE

Description: Application for approval of condition 3 and 4 attached to planning permission reference number 20240608 relating to details of all external facing materials and installation of the window to a scale of 1:10 and joinery details at a scale of 1:2 or full size.

Applicant: Mr Gurdeep Singh

Submitted Documents/Plans

- Application Form – dated 29 September 2024;
- Schedule of Materials;
- Drawing no. 001 – Rev. A – Proposed Window Details (Condition 4);
- Drawing no. 002 – Rev. A – Proposed Joinery Details (Condition 4).

Relevant Planning History

Reference	Description	Decision	Decision Date
20240608	Enlargement to the existing rear roof extension to create a dormer window.	PERMITTED	02.09.2024

Consultations, Publicity and Representations

GBC Conservation Officer – The attached information for external materials and window details shows a concrete plain tile and uPVC window. These are unacceptable and out of character with the conservation area.

Officer's Analysis

This is an application for the approval of conditions 3 and 4 attached to planning permission reference 20240608, relating to:

- External Facing Materials (3)
- Joinery Details (4)

Condition 3 states the following:

3. *Prior to the commencement of the development hereby approved details of all external facing materials used in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out only in accordance with the approved details.*

This condition was attached to ensure a satisfactory standard of appearance of the development to preserve and enhance the character of the Conservation Area.

The proposed external facing materials show concrete plain tiles and bulky uPVC windows, which are unacceptable and out of character with the Conservation Area. The Conservation Officer has raised objection to the proposed materials. Therefore, the proposal is local and national planning policy, would cause harm to the Conservation Area and condition 3 cannot be discharged.

Condition 4 states the following:

4. *Prior to the installation of the window to a scale of 1:10 and joinery details at a scale of 1:2 or full size shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.*

This condition was attached to ensure a satisfactory standard of appearance of the development to preserve and enhance the character of the Conservation Area.

The proposed window joinery details show uPVC units and are out of character with the Conservation Area. The Conservation Officer has raised objection. As such, the proposal is local and national planning policy, would cause harm to the Conservation Area and condition 4 cannot be discharged.

Conclusion

The details submitted are unacceptable with external materials and window details that are out of character with, and cause harm to the Conservation Area. Therefore, condition(s) 3 (External Facing Materials) and 4 (Joinery Details) cannot be discharged and the application is refused.

Recommendation

Refusal of details

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	26 th November 2024	Dated:	26 th November 2024