

30 January 2025

Gravesham Planning Department

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Re: Non-Material Amendment Application to Planning Consent No. 20211011

Flat 1 Dolphin Court
95 Windmill Street
Gravesend
DA12 1LH

Dear Planning Team,

This letter accompanies an application for a Non-Material Amendment to Planning Consent No. 20211011, granted on October 4th 2021 for: 'Replacement of existing white painted timber frame, single glazed, sash windows with like for like white painted timber frame double glazed sash windows, to the front and side elevations. Removal of existing white UPVC casement mock sash windows, and reinstatement of sash windows with white painted, timber frame, double glazed sash windows, to the rear elevation, removal of 2 existing UPVC casement windows, replacement with one white painted timber frame double glazed casement window, replacement of existing double glazed rear slope roof light with a slightly larger low profile anthracite frame double glazed roof light and installation of two low profile anthracite frame double glazed roof lights to the rear slope.'

The consented development started on site in November 2021, following the consent for the discharge of Condition 3 relating to windows and joinery. This complies with Condition 1 attached to the Planning Consent. First Floor refurbishment was finalised in March 2022. Second Floor refurbishment was then put on hold owing to the applicant's personal circumstances and is planned to resume in Spring 2025.

The application for Non-Material Amendment to the approved plans covers the following:

- Amendments to the Second Floor layout;
- Amend the approved 3 no double glazed rooflights to the rear slope by replacing with 2 no double glazed rooflights, low profile, anthracite frame to the rear (West facing) and 1 no double glazed rooflights, low profile, anthracite frame to the side (South facing)
- Amendments to the Roof Plan to reflect the revised location for the rooflights and to propose the replacement of existing roof tiles like for like, terracotta colour tiles.

The reasons for which the above non-material amendments are proposed are the following:

- Improved functionality on the Second Floor;
- The 3 roof lights are not technically achievable on the west slope; hence, we propose to move one onto the South Slope to serve the proposed office space, which currently lacks natural light.
- The roof urgently needs repairs as leaks have become more frequent.

We trust the information provided is sufficient to inform your decision on the proposed non-material amendments.

Kind regards,



Anca Mihalache ARB RIBA Architect
for / on behalf of RoundRobin studio

RIBA 
Chartered Practice