



Wendy Lane, Assistant Director (Planning)
Gravesham Borough Council
Civic Centre
Windmill St
Gravesend
DA12 1AU

REF: JAC/13537
Gravesham Ref: 20211398.

R.E. VARIATION OF CONDITIONS 8 & 9 FOR REF: 20211398, AT ELLENOR HOSPICE, COLDHARBOUR ROAD, NORTHFLEET, GRAVESEND, KENT, DA11 7HQ.

This covering letter is intended to support an application for the variation of conditions 8 and 9 for the approved application 20211398.

The proposed amendments are requested in order to allow an operational start to the development in phases, rather than requiring the submission of details for all individual parts of the proposal before any development can take place.

The conditions are outlined as stated on the decision notice, before being followed with the proposed variation.

Condition 8

For clarification, this proposed amendment states that materials for all building works must be approved before the building to which the details relate is built above slab level.

Current wording

8. Notwithstanding the details shown in the application form, approved drawings or the Design and Access and Planning Statements the following details including, where appropriate, samples of the external facing materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before any above ground works of the development hereby permitted are commenced:
 - (i) External facing materials and finishes including bricks, roof tiles and cladding;
 - (ii) Joinery details;
 - (iii) External rainwater goods;
 - (iv) Hard surface treatments and finishes to the vehicle parking areas, pedestrian accesses, pathways and gardens areas;
 - (v) Proposed boundary treatments and retaining structures;

The development shall be carried out in complete accordance with the approved details prior to the first occupation of any part of the development hereby permitted.

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 of the Gravesham Local Plan Core Strategy (September 2014).

Proposed wording

8. Notwithstanding the details shown in the application form, approved drawings or the Design and Access and Planning Statements the following details including, where appropriate, samples of the external facing materials and finishes for each individual building or works of surfacing, shall be submitted to and approved in writing by the Local Planning Authority before any building work above ground level is undertaken for the building to which the details relate, or prior to the laying of the hard surface to which the details relate, or prior to the erection of any fences or construction of any walls to which the details relate.

- (i) External facing materials and finishes including bricks, roof tiles and cladding;
- (ii) Joinery details;
- (iii) External rainwater goods;
- (iv) Hard surface treatments and finishes to the vehicle parking areas, pedestrian accesses, pathways and gardens areas;
- (v) Proposed boundary treatments and retaining structures;

The development shall be carried out in complete accordance with the approved details prior to the first occupation of the part of the development to which the approved details relate.

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 of the Gravesham Local Plan Core Strategy (September 2014).

Condition 9

For clarification, this proposed amendment states that lighting for each building must be approved before the building to which the details relate is built above slab level.

Current wording

9. Notwithstanding the details shown in the approved drawings full details of any new external lighting to the site, buildings and car park as amended, including details of the re-siting of any existing lighting, shall be submitted for the approval of the Local Planning Authority before the commencement of any above ground works in



connection with the development hereby permitted; the lighting shall be implemented in accordance with the approved details prior to the first occupation of any part of the development hereby permitted.

Reason: No such details have been submitted and in the interests of visual amenity and avoiding light pollution and pursuant to Gravesham Local Core Strategy Policy CS19: Development and Design Principles.

Proposed wording

9. Notwithstanding the details shown in the approved drawings full details of any new external lighting to the site, buildings and car park as amended, including details of the re-siting of any existing lighting for each building, shall be submitted for the approval of the Local Planning Authority before the commencement of any above ground works on the building to which they relate, or for external lighting that is freestanding, prior to the installation of any new lighting.

The lighting shall be implemented in accordance with the approved details for each building prior to the occupation of the building for which the details relate.

Reason: No such details have been submitted and in the interests of visual amenity and avoiding light pollution and pursuant to Gravesham Local Core Strategy Policy CS19: Development and Design Principles.

Conclusion

This cover letter is intended to support an application for the variation of conditions 8 and 9 for the approved application 20211398.

These proposed changes are considered reasonable and suitable in order to allow a phased development of the site. It is respectfully requested that the proposed changes are accepted.

If there are any questions, please do not hesitate to get in touch.

Regards

A handwritten signature in black ink, which appears to read 'John Collins', is positioned above the printed name.

John Collins

Director

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