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Gravesham Borough Council  
Civic Centre  
Windmill Street  
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Kent, DA12 1AU

Date: 15<sup>th</sup> October 2021  
Our reference: I1080835

Dear Richard,

## Land at Market Square and Horn Yard Car Parks (The Charter), New Swan Yard, Gravesend, DA12 2EN | Discharge of Condition 28

As you will be aware Knight Frank has been appointed by Reef Group (hereinafter 'the Applicant') to submit an application to discharge those planning conditions pursuant to the Full Planning Permission (Ref. 20200343), at Land at Market Square and Horn Yard Car Parks (hereinafter 'the Site').

Full Planning Permission was granted by Gravesham Borough Council on 21<sup>st</sup> December 2020 for:

*Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian, landscaping, highway and other associated works.*

This application seeks the discharge Condition 28 (Balconies and Balustrades) attached to Planning Permission Ref. 20200343.

### Condition 28 – Details of Balconies and Balustrades

Condition 28 reads as follows:

*"Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of the balconies and balustrades for the development shall be submitted to and approved in writing by the Local Planning Authority. The details of the balcony shall include information on how future occupiers will have sufficient privacy when using the balconies and to protect the privacy of surrounding properties. The approved details shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times".*

In accordance with the requirements of Condition 28, this application is submitted alongside the following detailed drawings:

- Balcony Type 01 Component Drawing (3732-LJA-ZZ-XX-DR-A-21200)
- Balcony Type 02 Component Drawing (3732-LJA-ZZ-XX-DR-A-21201)
- Balcony Type 03 Component Drawing (3732-LJA-ZZ-XX-DR-A-21202)
- Balcony Type 04 Component Drawing (3732-LJA-ZZ-XX-DR-A-21203)
- Sitewide Typical Balcony Cross Section (3732-LJA-ZZ-XX-DR-A-21210)
- Sitewide Typical Balustrade Component (3732-LJA-ZZ-XX-DR-A-21215)
- Sitewide Brickwork Section Details 03 of 06 (3732-LJA-ZZ-XX-DR-A-21402)
- Sitewide Aluminium Framed Sliding Door to Balcony Threshold (3732-LJA-ZZ-XX-DR-A-21435)
- E01 Juliet Balustrade Component Drawing (3732-LJA-E01-XX-DR-A-21216)

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To confirm, the privacy of tenants and surrounding neighbours will be safeguarded. All balconies have been designed to avoid overlooking onto each other. Whilst balconies on the northern elevation of Block E01 and southern elevation of Block E02 face one another, the distance in-between each set of balconies is 14550mm, thus maintaining privacy.

The balconies have been designed to include vertical balusters to provide sufficient privacy and to reduce the visual impact from neighbouring properties. Balconies have also solid floors, meaning there can be no overlooking onto neighbouring properties below.

We trust that this satisfies the requirements of Condition 28, and that this condition can now be discharged.

### Summary

We trust that you find the enclosed planning application in order to meet the full requirements of Condition 28, and look forward to hearing confirmation of the application's validation.

Should you have any queries or require any further information please contact me on the details below.

Kind regards



**Kelly McCann**  
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