



Delegated Report

Condition Discharge Application

Planning Application No:	20260257
Location:	White House Farm, School Lane, Higham, Rochester
Description:	Application for the approval of condition 4 (Details of materials for reconstruction of flint retaining wall) attached to planning reference number 20240729.
Applicant:	Windmill Construction
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form
Photo of flint wall

Relevant Planning History

Reference	Description	Decision	Decision Date
20240729	Application for Listed Building Consent for the replacement of outbuilding forming single storey gym and retrospective external repairs to other outbuildings.	Permitted	03.10.2024
20240733	Replacement of outbuilding forming single storey gym and retrospective external repairs to other outbuildings.	Permitted	03.10.2024

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS19 – Development and Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Policy for Listed Buildings

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and Enhancing the Historic Environment

Consultations, Publicity and Representations

GBC Conservation

We visited the site and inspected the areas in question. The work inspected is acceptable for compliance

with the conditions and can be discharged accordingly.

Officers Analysis

Condition 4 (Details of materials for reconstruction of flint retaining wall)

Condition 4 states as follows:

Before the existing flint retaining wall at the rear of Building 9 is demolished, details/samples of materials for its reconstruction using the same brick and flint pattern shall be submitted to and agreed in writing by the Local Planning Authority. This should incorporate the existing salvaged bricks. The works shall be carried out only in accordance with the agreed details.

Reason: To preserve the special architectural and historic interest of the setting of the Grade II listed buildings and the visual amenity of the site, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

Photographs have been submitted in relation to this condition. The Council's Conservation Officer confirmed that the submitted information is acceptable.

It is therefore considered that sufficient detail has been provided to satisfactorily discharge condition 4. The details accord with Policies CS19 and CS20 of the Gravesham Local Plan 2014, and the reason for condition 4.

Condition 5 (Making good)

Condition 5 states as follows:

Where the existing flint retaining wall to the rear of Building 9 and adjoining buildings are disturbed as a result of the development hereby permitted, these works shall be made good. All making good shall be carried out using good quality materials which match and are sympathetic to the character and appearance of the existing structures.

Reason: In the interests of preserving and enhancing the character and appearance of the setting of the Grade II listed buildings, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

Photographs have been submitted in relation to this condition. A site visit has confirmed that making good has been carried out satisfactorily. However, the condition does not require details to be submitted and therefore it has been removed from the application description.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20240729 for the replacement of an outbuilding forming a single storey gym and retrospective external repairs to other outbuildings. It is considered that condition 4 can be discharged.

Recommendation

Approval of details.

(For informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Mrs Faye Walsh
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Signed:	<i>K. Parkin</i>	Signed:	<i>Jusaboh</i>
Dated:	22nd April 2026	Dated:	24 April 2026