



Delegated Report

Approval of Details Application

Application no:	20250032
Location:	St Katherines Forge Lane Shorne Gravesend
Description:	Application for the approval of conditions 3 (external facing materials), 4 (eaves details) and 5 (large scale cross section and plan of the extension showing the detail construction) attached to listed building consent reference number 20240537.
Applicant:	Mrs Kate Garner
Site Visit Date:	N/A

Listed Building Consent was granted for the demolition of existing conservatory and erection of a single storey side extension and terrace under application ref. 20240537 on 9 August 2024. This was subject to a number of conditions including nos. 3, 4 & 5 which this application seeks to discharge.

The information which has been submitted with this application is:

- Application form;
- Design Data Sheet 001 - 0.15 W/m²K U Value – Wall;
- Design Data Sheet 002 – Flat and pitched roof U Values;
- Design Data Sheet 003 - 0.15 W/m²K U Value – Floor;
- Design Data Sheet 004A - Edge Protection to Terrace Areas and Air Vent Cover Plate;
- Design Data Sheet 005 – Lead Roof;
- Design Data Sheet 006 - Napped Flint Wall;
- Design Data Sheet 007 - Windows and Screen Detail;
- Drawing no. WD-08 Rev. A – Roof Plan As Proposed;
- Drawing no. WD-09 Rev. D – North/East/West Elevations Site Section E-E As Proposed;
- Drawing no. WD-10 Rev. D – Section A-A, D-D As Proposed;
- Drawing no. WD-11 Rev. C – East Elevation 1:20 As Proposed;
- Drawing no. WD-12 Rev. C – Details 1:10 As Proposed;
- Drawing no. WD-13 Rev. B – Construction Notes;
- Drawing no. S.02 – Part Plan at Ground Floor Showing Roof Structure Over;
- Drawing no. S.01 – Foundation Layout;
- Craftsman's Guide to Rolled Lead Sheet Sixth Edition;
- Part L1 Compliance Report.

Superseded

~~Drawing no. WD-08 – Roof Plan As Proposed;~~

~~Drawing no. WD-09 Rev. C – North/East/West Elevations Site Section E-E As Proposed;~~

~~Drawing no. WD-10 Rev. C – Section A-A, D-D As Proposed;~~

~~Drawing no. WD-11 Rev. B – East Elevation 1:20 As Proposed;~~

~~Drawing no. WD-12 Rev. B – Details 1:10 As Proposed;~~

Condition 3

Condition 3 is as follows:

Notwithstanding the approved plans and documents, prior to above ground works on the single storey rear extension, samples and details of the external facing materials for the extension and the walls and railings of the upper terrace 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 prior to the extension and upper terrace first being brought into use.

Reason: *In order to protect the architectural and historic interest of this grade II listed building and the character and appearance of the Shorne Conservation Area in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policies TC2 & TC3 of the Gravesend Local Plan First Review (1994).*

The information submitted shows that the materials would be as follows:

Extension

Roof - Lead standing seam roof;
Windows - Aluminium composite;
Doors - Aluminium bi-fold;
Rainwater goods and soil and vent pipe - Cast iron painted black
Timber posts - painted dove grey

Wall and railings

Flint wall with stone quoins
Red brick

Given that the extension is a modern addition to the property and replacing a modern conservatory which currently exists on the site, it is considered that the proposed materials are acceptable. The lead standing seam roof is sympathetic and given the modern nature of the extension aluminium is considered acceptable on this occasion. It is therefore recommended that condition 3 of listed building consent reference number 20240537 can be discharged.

Condition 4

Condition 4 is as follows:

Notwithstanding the approved plans and documents, prior to above ground works on the single storey rear extension, scaled drawings of the eaves detail of the single storey rear extension 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 prior to the extension first being brought into use.

Reason: *In order to protect the architectural and historic interest of this grade II listed building and the character and appearance of the Shorne Conservation Area in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policies TC2 & TC3 of the Gravesend Local Plan First Review (1994).*

The Conservation Officer advised that the detail that had been submitted was not acceptable as it appeared to be rather bulky and crude, he advised that it should be reduced to little more than the gutter depth. The agent was asked to amend the detail in accordance with the Conservation Officer's comments and revised plans have been received. The Conservation Officer has advised that the revised details are acceptable. It is therefore recommended that condition 4 of listed building consent reference number 20240537 can be discharged.

Condition 5

Condition 5 is as follows:

Notwithstanding the approved plans and documents, prior to above ground works on the single storey rear extension a large scale cross section and plan of the extension showing the detail construction 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 prior to the extension first being brought into use.

Reason: *In order to protect the architectural and historic interest of this grade II listed building and the character and appearance of the Shorne Conservation Area in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policies TC2 & TC3 of the Gravesend Local Plan First Review (1994).*

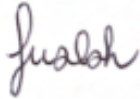
The detail construction drawings that have been submitted show that the detail of the extension would be acceptable, the base, windows, doors, eaves, roof etc. all appear acceptable. The Conservation Officer raises no objections. It is therefore recommended that condition 5 of listed building consent reference number 20240537 can be discharged.

Conclusion

Sufficient information has been submitted in relation to conditions 3, 4 and 5 of listed building consent 20240537 and can be discharged accordingly.

Recommendation: Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	08/05/2025	Dated:	09 May 2025