



Delegated Report

Planning Application

Planning Application No: 20211313

Location: Land At Market Square And Horn Yard Car Parks New Swan Yard
Gravesend DA12 2EN

Description: Application for approval of condition 15 attached to planning permission
reference number 20200343 relating to external facing materials.

Applicant: Reef Group

Site Visit Date: Various

Submitted Documents/Plans

- Application form;
- External Materials with Specifications and Maintenance & Cleaning Strategy - Rev 4
- Drawing No.3732-LJA-E01-XX-DR-A-27021-C01 - E01 DECK AMENITY WALL JUNCTIONS
- Drawing No.3732-LJA-ZZ-XX-DR-A-21332-C03 - SITEWIDE TYPICAL OUTWARD OPENING WINDOW JAMB- AOV
- Drawing No.3732-LJA-E01-XX-DR-A-27040-C03 - E01 DECKED AMENITY ACCESS DOOR
- Drawing No.3732-LJA-ZZ-XX-DR-A-21436-C03 - SITEWIDE OPENING OUT CASEMENT WINDOW (AOV) HEAD DETAILS
- Drawing No.3732-LJA-E01-XX-DR-A-27011-C04 - E01 BALUSTRADE DETAILS, METAL BALUSTRADE TO AMENITY TERRACES SHEET 02
- Drawing No.3732-LJA-ZZ-XX-DR-A-21431-C04 - SITEWIDE TYPICAL CASEMENT WINDOW HEAD AND CILL DETAILS 02 OF 02
- Drawing No.3732-LJA-ZZ-XX-DR-A-21432-C04 - SITEWIDE SLIDING WINDOW HEAD DETAILS
- Drawing No.3732-LJA-ZZ-XX-DR-A-21450-C04 - SITEWIDE CLADDING INTERFACE SECTION DETAILS 01 OF 02
- Drawing No.3732-LJA-ZZ-XX-DR-A-21330-C05 - SITEWIDE TYPICAL ALUMINIUM FRAMED CASEMENT WINDOW JAMB DETAIL
- Drawing No.3732-LJA-ZZ-XX-DR-A-21331-C05 - SITEWIDE TYPICAL SLIDING WINDOW JAMB DETAILS
- Drawing No.3732-LJA-ZZ-XX-DR-A-21420-C05 - SITEWIDE TYPICAL CLADDING BOARD BOARD SECTION DETAILS 01 OF 04
- Drawing No.3732-LJA-ZZ-XX-DR-A-21380-C06 - SITEWIDE TYPICAL CLADDING BOARD PLAN DETAILS
- Drawing No.3732-LJA-ZZ-XX-DR-A-21451-C04 - SITEWIDE CLADDING INTERFACE SECTION DETAILS 02 OF 02
- Drawing No.3732-LJA-ZZ-XX-DR-A-21456-C04 - SITEWIDE MVHR DUCTWORK IN RAINSCREEN DETAIL
- Drawing No.3732-LJA-ZZ-XX-DR-A-27067-C02 - TILED ROOF GABLE WALL UPSTAND DETAILS

Relevant Planning History

Reference	Description	Decision	Decision Date
20200343	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 links, landscaping, highway and other associated works.	Permitted	21.12.2020

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles
- CS20 - Heritage

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC2 – Listed building
- TC3 – Conservation Areas

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Gravesend Town Centre Conservation Area Management Plan (2009)
- High Street Conservation Area Appraisal (2009)
- High Street and Queen Street Conservation Area Appraisal (2009)

The Council has a statutory duty under 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant planning permission for development which affects the settling of listed buildings, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area

Consultations, Publicity and Representations

None require for this type of application.

Officer's Analysis

Condition 15

Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence additional details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

In order to discharge Condition 15 the following information has been submitted:

- Application form;
- External Materials with Specifications and Maintenance & Cleaning Strategy - Rev 34
- Drawing No.3732-LJA-E01-XX-DR-A-27021-C01 - E01 DECK AMENITY WALL JUNCTIONS
- Drawing No.3732-LJA-ZZ-XX-DR-A-21332-C03 - SITEWIDE TYPICAL OUTWARD OPENING WINDOW JAMB- AOV
- Drawing No.3732-LJA-E01-XX-DR-A-27040-C03 - E01 DECKED AMENITY ACCESS DOOR
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With regard to Brick Samples the agent summarised various discussions with the LPA below:

Brick Samples:

- Brick types have all been agreed as detailed on the attached External materials schedule.
- Note: Cinder Coal brick has been changed to Pagus Grey Black. This was seen on site by all parties and accepted by GBC Planning.
- All bricks agreed to have mortar colour of "Lilac Medium". This was seen on site by all parties and accepted by GBC Planning.
- Mortar finish to all brickwork agreed to be deep concave (10mm deep) and edge of all bricks are clear of mortar.
- Further photos of the bricks were taken by GBC Planning on site following the meeting.

- Additional photos are attached to this email below.
- Mortar finish to all brickwork agreed to be deep concave (10mm deep) and edge of all bricks are clear of mortar

The above agreed brick samples is reflected in the below document:

- External Materials with Specifications and Maintenance & Cleaning Strategy - Rev 3

The area of concern, Equitone Fibre Board has been addressed through a sample panel being produced on site and this is deemed acceptable.



The proposed external facing materials for the development are deemed acceptable and comply with local and national planning policy. No further information is required and condition 15 can be discharged.

Conclusion

Sufficient information and clarification has been provided in order to ensure sufficient external facing materials are provided for the development and there is no conflict with local and national planning policy.

Recommendation

Discharge Condition 15

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	5 th December 2022	Dated:	06 December 2022