



Delegated Report

Discharge of Condition Application

Planning Application No: 20220105

Location: 4 Constitution Crescent Gravesend Kent DA12 1JS

Description: Application for approval of condition 3 attached to planning permission reference number 20211158 relating to details of trial flint panel, coping stone, cobble stones, painted timber gates, metal handrail and balustrading, schedule of works for repair of existing wall already submitted with scaled drawing

Applicant: Mr Robert Allen

Site Visit Date: 18 October 2022

Submitted Documents/Plans

Application form;
Drawing no. 2019-02-02 A (Proposed Plan and Elevations);
Drawing no. 2021-05-01 (Proposed removal of existing soil and subsequent repair and replacement of the stucco render to the exposed wall); and
Chalk Down Lime traditional building materials details.

Following GBC Conservation requirements, the following additional information was submitted:

Email dated 25/05/2022 re. render details;
Email dated 14/06/2022 re. flint wall, mortar, coping, railings; and
Email dated 23/10/2022 re. coping detail and applicant agreement to all materials details.

Relevant Planning History

Reference	Description	Decision	Decision Date
20211159	Application for Listed Building Consent for the creation of a vehicular access and associated hardstanding area in the front garden incorporating new garden steps and pathway.	Permitted	21.12.2021
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Development Plan

Gravesham Local Plan Core Strategy (2014)

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

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Buildings
- TC3 – Development affecting Conservation Areas

Section 16(2) and Section 66(2) (respectively) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires special regard to be paid to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

The Council has a statutory requirement under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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)

- 12 – Achieving well-designed places
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Windmill Hill Conservation Area Character Appraisal 2009
- Management Plan Gravesend's 19th Century Suburban Conservation Areas (2009)
- Listed Buildings – A Guide for Owners and Occupiers – Informal Guidance (2020)

Consultations, Publicity and Representations

GBC Conservation

26.05.2022

I do seem to recall these photos of the gates at the other end of the crescent, and they would be acceptable.

The flint panel, although green (wet), looks to be very cement rich and does not correspond to a NHL3.5 mix. The flints need to be laid in what are called random courses, this requires them to be sorted approximate sizes, so they can be laid in a course. I would question the mortar mix in terms of colour and mix as it also appears short on aggregate for texture. The surface should be hit with a churn brush to exposed the aggregate but must be done when the mortar is drier, to avoid smearing the mortar over the flint face.

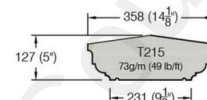
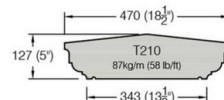
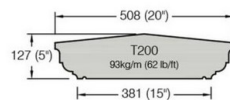
The cobbles look acceptable but the coping is thin. This needs a deeper edge and profile that better reflects the front of the building – something like Haddonstone

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Yes, some further details for railings, steps to come.

29.06.2022

The photo sent shows a random coursed flint construction which would be perfect if replicated in an NHL 3.5 mortar with sharp sand exposed and aggregate.

The coping and railings in the photos are a later additions and spiked tops would not be used on the stairs. Simple curved section top rail would be acceptable – example image below showing scrolled handrail end detail and solid (not box) section uprights.



The coping stone will be visible and seen as part of the front of the building, therefore the coping needs to reflect the design of the front balusters.

Officer's Analysis

Condition 3 (Details of all materials)

Condition 3 on the original planning permission 20211158 and on listed building consent 20211159, states as follows:

The development hereby permitted shall not commence until details of all materials (including windows, samples of cobbles, a trial panel of the flint wall and wall head/coping, details of the colour/design of the gates (timber and gloss painted black or similar dark colour) and the steps, railings and balustrade (at a scale of half or full size)) have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

The submitted application form and particulars, together with additional details discussed and shown on site (18 October 2022), sets out the proposed materials as follows:

- Flint wall – Sample panel viewed on site 25 January 2022, with further details sent by email on 14 June 2022 showing random coursed flint construction. NHL 3.5 mortar with sharp sand exposed and aggregate to be used.



- Wall head/coping – Some existing have been re-used and are in-situ (these are to be left as installed) and a new sample was viewed on site. New coping will be left unpainted along the top of the flint wall.



- Steps –York stone, preferably with one stone per tread if possible; if not, bonds should be staggered.
- Railings and balustrade – Re-use of existing railings as installed on site. Solid bar stanchions will be used with the railings in place of what is existing, with additional detailing to the top of the stanchions. There will be a simple handrail with a flat bar and curve top.
- Driveway to rear of gates –York stone.
- Cobbles – as viewed on site on 25 January 2022:



- Gates – black timber gates sample shown in photo from original application:



- Render – lime render, flat, with no ashlar lines or rustications.

The Conservation Officer accepted the details further to various revisions and clarifications, as agreed on site.

The applicant has confirmed their agreement to complete the development with all the above details.

The details ensure the satisfactory appearance of the development in line with the reason for the condition.

Conclusion and Recommendation

The Local Planning Authority is satisfied with the details submitted and agreed in relation to planning permission 20211158 and listed building consent 20211159 for the creation of a vehicular access and associated hardstanding area in the front garden incorporating new garden steps and pathway. It is considered that condition 3 can be fully discharged on both decisions.

A further informative should be included to remind the applicant of the need to comply with the requirements of the remaining conditions.

(See draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	<i>[Signature]</i>
Dated:	14th November 2022	Dated:	15 November 2022