

Delegated Report

Application No: 20250771

Location: Former Guru Nanak Darbar Gurdwara
Clarence Place
Gravesend
Kent
DA12 1LD

Description: Application for the approval of condition 7 (iii), (iv) (Joinery Details) and condition 13 (iii), (iv) (Dormer Windows) attached to planning reference number 20250019.

Applicant: Guru Nanak Darbar Gurdwara

Submitted Documents/Plans

Application form
Covering letter

Drawing no. 181-PD-632 rev A (window/external door type 32)
Drawing no. 181-PD-631 rev A (window/external door type 31)
Drawing no. 181-PD-630 rev A (window/external door type 30)
Drawing no. 181-PD-629 rev A (window/external door type 29)
Drawing no. 181-PD-628 rev A (window/external door type 28)
Drawing no. 181-PD-627 rev A (window/external door type 27)
Drawing no. 181-PD-626 rev A (window/external door type 26)
Drawing no. 181-PD-625 rev A (window/external door type 25)
Drawing no. 181-PD-624 rev A (window/external door type 24)
Drawing no. 181-PD-623 rev A (window/external door type 23)
Drawing no. 181-PD-622 rev A (window/external door type 22)
Drawing no. 181-PD-621 rev A (window/external door type 21)
Drawing no. 181-PD-512 rev A (dormer window details 2600mm wide dormer)
Drawing no. 181-PD-511 rev A (dormer window details 2000mm wide dormer)
Drawing no. 181-PD-510 rev A (dormer window details 1880mm wide dormer)

Relevant Planning History

20250019 Application for a non-material amendment to planning permission reference number 20220728 to allow amendments to Condition 7 and condition 13 to include subject to receiving satisfactory information, partial approval can be issued for each of the 2 phases of works.

Approved 06.02.2025

20220728 Conversion of existing building to accommodate 14 residential apartments with ancillary cycle and bin storage facilities

Approved 31.01.2023

Consultations, Publicity and Representations

Kent Police Designing Out Crime Officer

In relation to application 20250771 (Former Guru Nanak Darbar Gurdwara Clarence Place Gravesend Kent DA12 1LD); I have reviewed the attached documents and can confirm I have no further comments to make, and have no objection to the partial discharge of condition 7 (Joinery Details) and condition 13 (Dormer Windows) attached to planning reference number 20250019 relating only to the east and west elevations section of the building as phase 3 and 4 of the development.

Analysis

Conditions 7 and 13 of 20220728 were amended under an application for a non-material amendment reference 20250019. They were amended because the applicant wished to discharge part of the conditions and the only way to do that was to alter the wording to allow information to be submitted in phases. This application seeks to discharge the joinery and dormer window details for the east and west elevations which are parts iii) and iv) of condition 7 and parts iii) and iv) of condition 13.

Condition 7

Before the windows and doors hereby approved are installed, details of their material, design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:10 scale, and ½ or full size, shall be submitted to and agreed in writing by the Local Planning Authority. These details shall be supplied for:

- i) The rear/north elevation
- ii) The front/south elevation
- iii) The eastern elevation
- iv) The western elevation

The works shall be carried out only in accordance with the agreed window and door details.

Reason: Inadequate details of these matters have been submitted with the application and to ensure the development preserves the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

The submitted plans are acceptable and parts (iii) and (iv) can be discharged.

Condition 13

Before the rooflights, including dormer windows, hereby permitted are installed, a detailed specification of all new rooflights, dormer windows shall be submitted to and agreed in writing with the Local Planning Authority. These details shall be supplied for:

- i) The rear/north elevation

- ii) The front/south elevation
- iii) The eastern elevation
- iv) The western elevation

The development shall only be carried out in accordance with the approved details. The rooflight(s) specification shall include details of:

- o Size;
- o Material;
- o Colour;
- o Method of opening;
- o Method of fixing; and
- o Appearance.

Reason: To ensure the development preserves the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

The submitted plans are acceptable and parts (iii) and (iv) can be discharged.

Recommendation:

Discharge conditions 7 and 13 of 20250019.

See draft Decision

Case Officer: Alison Webster	Team Leader: Richard Hart
Signed: 	Signed: R Hart
Dated: 29.09.2025	Dated: 29th September 2025