



Delegated Report

Planning Application

Planning Application No: 20230458

Location: 7 Old Road East Gravesend Kent

Description: Replacement of windows and doors to all 5 No. flats, front windows to be replaced with white Upvc double glazed sliding sash style windows, Rear and side windows to be replaced with white Upvc double glazed top hung over top hung and casement style windows and rear garden doors to be replaced with white Upvc double glazed doors, and 1 no. Flat C door to be replaced with a Composite door.

Applicant: Mrs Ann Miller, The Hyde Group

Site Visit Date: N/A Photos provided as part of the application

Preliminary Matters

It was noted that the Side Elevation as shown on Drawing No. OR-07-02 was incorrect and as such the agent was emailed with the opportunity to amend the plan on 13.07.23. On 17.07.23, a revised plan was sent to and accepted by the Local Planning Authority. Reconsultation was not necessary in this instance because this application is for the replacement of windows and doors and no neighbour representations were received.

Submitted Documents/Plans

Application Form;
Supplementary Information – Heritage Statement;
Supplementary Information – Design and Access Statement;
Supplementary Information – Photos of Existing Windows;
Block Plan (received on 24.05.23);
OS Plan (received on 03.05.23);
Manufacturer upvc sliding sash window section (received on 05.05.23);
Drawing No. OR-07-01 – Scaled Window Drawings for each Placement;
Drawing No. OR-07-02 REV A – REVISED Front and Side Elevations – Existing and Proposed; and
Drawing No. OR-07-03 – Rear and Side Elevations – Existing and Proposed.

Superseded Documents/Plans

~~Drawing No. OR-07-02 – Front and Side Elevations – Existing and Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
19910623	Conv. of dwelling into 5no. s/c flats for persons recovering from mental illness incorp. erect. of 2 storey & single storey rear extensions to form bedsitting rm., bathrooms & stores, widening of exist. vehicular access	Permitted	19.12.1991

	onto a classified rd. & laying out of 4no. car parking spaces at the front		
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Planning History Note

The decision notice for planning application reference number 19910623 included the following conditions and grounds:

(v) No additional windows other than those shown on the approved drawings shall be formed in the existing building or extensions hereby permitted save with the prior written permission of the District Planning Authority.

(vi) The windows on one flank (side) wall of the two storey extension hereby permitted and the existing building shall be obscure glazed only.

GROUNDS

(iv) In order to safeguard pedestrian and vehicle safety.

(v)& In order to safeguard the privacy and amenity of the occupants of adjoining dwellings.

Neighbouring amenity shall be assessed within the report below.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic environment

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

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

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

GBC - Conservation Officer

No comments received.

Neighbouring properties

4 surrounding properties were consulted, a site notice was displayed, the application was publicised in the Gravesend Messenger and no comments were received. The overall consultation expiry date was on 07.07.23.

Officer's Analysis

7 Old Road East was converted into 5 flats as a result of application 19910623. The building is a detached property that lies north east of the highway. Neighbouring property, No.11 Old Road East (Rose Villa), is a Grade II Listed Building and is located next door but one.

Google Image depicting No.7 Old Road East, No.9 Old Road East and No.11 Old Road East (left to right)



This application proposes the replacement of windows and doors to all 5 flats.

Heritage Matters and Design, Character and Appearance

It is noted that the elevational plans showing the side elevations on Drawing No. OR-07-03 REV A appear to show a slightly different shaped elevation to what exists. However, in this instance, the proposal is simply to replace existing windows and doors, and as such is acceptable.

As aforementioned above, 7 Old Road East is located close to a Grade II Listed Building and as such, proposed development can be considered to affect the setting of the Listed Building. The National Planning Policy Framework (NPPF) (2021) identifies heritage assets as an *irreplaceable resource*, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. This is echoed by Policy CS20 of Gravesham's Local Plan Core Strategy (LPCS) (2014) which says; *the Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource, central to the regeneration of the area and the reinforcement of sense of place*. In this instance, the proposal is to replace the existing old upvc windows of No. 7 Old Road East with new upvc windows in the same size and location. All front elevation windows would remain in the sliding sash style, there are no proposed changes to the main front entrance door and the door of Flat C (set back from the front elevation at the side) would be replaced with a composite door. As such, it is considered that the proposed development would cause no further harm to the heritage asset and as such would comply with Local and National Policy; Policy CS20 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 16 of the National Planning Policy Framework (NPPF) (2021).

In terms of design, character and appearance, as aforementioned above the development would not be considered to detrimentally impact the character and appearance of the front elevation of the property or the street scene, by virtue of the minimal alterations proposed.

The proposals for the rear and side elevations include the replacement of all windows, including the replacement of the existing sliding sash style windows with the top hung over top hung style. In addition, the doors to the rear garden would be replaced with new uPVC double glazed doors. The proposal does not include any changes in window or door sizes or positioning. As such, the proposal is not considered to detrimentally impact the host property or surrounding area.

Therefore it is considered that the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

There are no concerns that arise as a result of this proposal in terms of amenity of future occupiers. As such, the proposal is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour responses were received during the consultation process, however the development has been assessed in terms of neighbouring amenity.

The proposal would not affect neighbouring amenity in terms of loss of light, outlook or cause a sense of enclosure. As per the previous application (1991023), some of the windows (windows identified as 11,12,13,14, 17 and 18) can be conditioned to be obscure glazed to protect the privacy of neighbouring properties. The proposal is therefore considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Highways and Parking

The proposal does not raise any concerns in terms of highways and parking.

Any Other Material Planning Considerations

None relevant to this proposal.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy. The proposed development would not cause further harm to the nearby Grade II Listed Building, it would be sympathetic to the host dwelling and would not be detrimental to the character of the area. In addition, the development would safeguard the amenity of future occupiers, and would not harm the amenity of neighbouring properties.

Recommendation

Permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	17 th July 2023	Dated:	18 July 2023