



Delegated Report

Application No:	20250124
Location:	Anglo Saxons Friendly Society, Anglo Saxons Hall, 2 - 3 Berkley Road, Gravesend DA12 2EU
Description:	Application for approval of condition 4 attached to planning permission reference number 20240834 relating to full details of the windows and doors on the front elevation of the building.
Applicant:	Mr. Laine Hilden, Pineapple Properties

Submitted Documents/Plans

Application form

Photo

Drawing no. 102/2025/100 rev C (sash window detail type 1)

Drawing no. 102/2025/101 rev C (sash window detail type 2)

Drawing no. 102/202/103 rev C (elevational plans)

Relevant Planning History

20240834 Change of use of former Anglo-Saxons Friendly Society offices and meeting space to 2 x 1 bed flats and 10 x 1 bed HMO. Demolition of existing rear single storey flat roofed extensions and removal of 2 storey rear external metal fire escape. Erection of new single storey rear extension, new traditionally detailed fenestration at front of building, new dormer extension to rear, and new cycle and bin stores.

Permitted 04 February 2025

Consultations, Publicity and Representations

GBC Conservation Officer

The glazing bars should be no thicker than 20mm.

Analysis

Condition 4 of 20240834 states:

4. *Notwithstanding the details on the approved plans, prior to the commencement of any above ground works, full details of the windows and doors on the front elevation of the building shall be submitted to and approved in writing by the Local Planning Authority.*

These details shall include ground floor arched windows with an arched upper sash, and glazing bar patterns to match the original windows at Nos. 17, 18 and 19. The development shall be implemented in accordance with the approved details.

Reason: In order to ensure an acceptable standard of development upon completion and to enhance the character and appearance of the conservation area, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

The windows to be replaced are shown below:

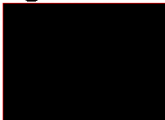


The applicants have submitted two plans showing the two different window types. Originally the glazing bars were too thick however the applicant has amended the drawings to show a thinner glazing bar which is now acceptable. No objection is raised to the retention of the existing door which has been confirmed on the drawings. The proposed details therefore accord with Policies CS19 and CS20 of the Gravesham Core Strategy 2014 which seeks to protect the historic character of the area.

Recommendation:

Discharge condition 4 of 20240834.

See draft Decision

Case Officer: Alison Webster	Team Leader: Faye Walsh
Signed: 	Signed: 

Dated: 09 April 2025	Dated: 09 April 2025
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