



Delegated Report

Full Planning Application

Planning Application No:	20230496
Location:	Emmanuel Baptist Church, 55 Windmill Street, Gravesend, Kent
Description:	Replacement of first floor windows and door to the rear of the building.
Applicant:	Emmanuel Baptist Church, Linda Whittingham
Site Visit Date:	12 July 2023

Submitted Documents/Plans

Application form
OS Plan
Block Plan
Design and Access Statement
Existing and Proposed First Floor Elevations
Photograph

Relevant Planning History

Reference	Description	Decision	Decision Date
20180037	Retention of the stainless steel extraction system on the roof of the single storey rear extension.	Permitted	17.05.2018
20060030	Application for Listed Building consent for external and internal alterations in connection with the erection of a two storey infill extension between the church and 55 Windmill Street to form a lift shaft, reception area at ground floor level and refuge at first floor level and construction of an access ramp at the rear of the existing building.	Permitted	27.03.2006
20060029	Erection of two storey infill extension between the church and 55 Windmill Street to form a lift shaft, reception area at ground floor level with refuge at first floor level and construction of access ramp at the rear of the existing building.	Permitted	10.03.2006
19960059	Application for Listed Building consent for the erection of wall mounted railings varying in height from 1.2m-1.35m at the front.	Permitted	14.03.1996
19960058	Erection of wall mounted railings varying in height from 1.2m-1.35m at the front.	Permitted	14.03.1996

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

Gravesham Local Plan: First Review (1994)

- TC2 – Policy for Listed Buildings
- TC3 – Development affecting 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 well-designed places
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Upper Windmill Street Conservation Area Character Appraisal 2009
- Management Plan Gravesend's 19th Century Suburban Conservation Areas (2009)

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.

The Council has statutory requirements under Section 16(2) and Section 66(2) (respectively) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) in considering whether to grant listed building consent for any works to a listed building or planning permission for development affecting a listed building, 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.

Consultations, Publicity and Representations

Internal Consultees

GBC Conservation

Normally matching the profile would require a slim aluminium frame, but it's a modern rear extension and fairly innocuous location, and so on that basis it would be acceptable. However, if they are considering altering the other windows then adopting a slim aluminium would be more appropriate.

Neighbouring properties

The application has been advertised by individual neighbour letters to 3 properties, on site and in the press. The overall consultation period expired on 4 August 2023.

No letters of objection were received.

Local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

Proposal

This full planning application seeks permission for replacement windows and a door to the rear of the building at first floor level, which serve a large meeting room opening onto a balcony area.

The existing windows are timber, their replacement will be white UPVC double glazed frames. The submitted Design and Access Statement sets out that the existing original frames are single glazed and in poor condition.

The principal issues for consideration with this proposal are the design and impact on the character and appearance of the conservation area and adjacent listed buildings. There are no residential amenity or highways impacts.

Design, Character and Appearance

Emmanuel Baptist Church is located within the Upper Windmill Street Conservation Area and is adjacent to Grade II listed buildings to the north and south at nos. 51-54 and 56-59 Windmill Street. The Church itself is not listed but is a local interest building.

Section 12 of the NPPF 2021 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The NPPF 2021 also places great significance on the desirability of sustaining and enhancing heritage assets, and on new development making a positive contribution to local character and distinctiveness (paragraphs 197 and 190 respectively). This is echoed in Policy CS20 of the Core Strategy 2014, which states that the significance of the Borough's heritage assets and their setting should always be preserved or enhanced. Saved Policy TC2 of the Local Plan states that the Borough's primary consideration is the maintenance of the integrity of the original listed building, and that proposals need to be sympathetic in terms of materials. Saved Policy TC3 of the Local Plan 1994 also states that development is expected to make a positive contribution to the conservation area. These policies are all relevant to the consideration of this application.



The proposed replacement windows will be to the modern extension at the rear of the building, facing Parrock Street car park. The location is fairly nondescript with all the buildings along this stretch forming the 'back of house' elements to the more appealing building frontages facing Windmill Street. There are various other UPVC windows on the rear of the neighbouring buildings facing the car park. The Council's Conservation Officer has commented that matching the frame profile would normally require a slim aluminium frame, but as the windows will be to the modern rear extension facing the car park, on this basis the proposal would be acceptable.

Therefore, the proposed replacement windows and door would preserve the character and appearance of this existing building within the Upper Windmill Street Conservation Area and would maintain the setting of the adjacent listed buildings.

Conclusion and Recommendation

The proposal is considered acceptable in terms of its design and impact on the application building and surrounding conservation area. The proposal would therefore comply with the requirements of Policies CS19 and CS20 of the Core Strategy 2014, saved Policies TC2 and TC3 of the Local Plan 1994, and paragraphs 190 and 197 of the NPPF 2021. The application is accordingly recommended for permission.

(For detailed conditions and informatives, see draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	<i>[Signature]</i>
Dated:	7 August 2023	Dated:	07 August 2023