



Delegated Report

Listed Building Consent Application

Planning Application No: 20260062

Location: Norwood Farm House Norwood Lane Meopham Gravesend

Description: Application for Listed Building Consent for the replacement of C20th windows and external doors with purpose made windows and doors.

Applicant: Victoria & Peter Gilson

Site Visit Date: 05/02/2026

Submitted Documents/Plans

- Application form;
- Location Plan;
- Block Plan;
- Drawing no. NFM/1125/01 Rev. A – Elevations, plan & section as existing;
- Drawing no. NFM/1125/02 Rev. B – Elevations, plan & section as proposed
- Drawing no. NFM/1125/03 – Sash window joinery details; and
- Heritage Statement.

Superseded

~~Drawing no. NFM/1125/01 – Elevations, plan & section as existing; and~~

~~Drawing no. NFM/1125/02 – Elevations, plan & section as proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20240514	Application for Listed Building Consent to replace the existing UPVC windows and doors with timber replacements, replace plastic guttering with cast iron guttering and replace existing outside plug socket with electric car charging port.	Refused Appealed – Split decision	05.08.2024
20240513	Replace the existing UPVC windows and doors with timber replacements, replace plastic guttering with cast iron guttering and replace existing outside plug socket with electric car charging port.	Refused Appealed – Split decision	05.08.2024
20230979	Application for Listed Building Consent for the replacement of existing mix of timber and uPVC single & double glazed windows and rear French door with timber, slim-lite double glazed windows and French door, replacement of plastic guttering with cast iron guttering and replacement of existing outside plug socket with an electric car charging port.	Refused	22.12.2023
20230978	Replacement of existing mix of timber and uPVC single & double glazed windows and rear French door with timber,	Refusal	22.12.2023

	slim-lite double glazed windows and French door, replacement of plastic guttering with cast iron guttering and replacement of existing outside plug socket with an electric car charging port.		
20180531	Application for Listed Building Consent for the replacement of all windows in the property with the existing timber single glazed windows to be replaced with timber double glazed windows and the existing PVC double glazed windows to be replaced with PVC double glazed windows; replacement of the existing PVC double glazed French doors with PVC double glazed French doors.	Refused	17.01.2019

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS12 – Green Infrastructure
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Buildings

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

Other material considerations

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020)

Informal Guidance

- Historic England Traditional Windows: Their Care, Repair and Upgrading (2017)
- Historic England Adapting Historic Buildings for Energy and Carbon Efficiency; Advice Note 18 (2026)
- (IHBC) *Guidance on Alterations to Listed Buildings*

- GBC Listed Buildings A guide for owners and occupiers

Consultations, Publicity and Representations

Consultations

GBC Conservation Officer – 14/05/2026

Yes we can agree this in principle with the HE guidance now promoting the approach to sealed units in specific cases, where this is an example of enhanced detailing. I would advise though that because the proposed sashes have exposed box frames, that this would indicate an earlier sash with thicker glazing bars. Indeed Tim Ellis makes the point that the building would have likely had cruciform casement windows with leaded lights. I will attach the old English Heritage guidance note that shows the exposed box frame with thicker glazing bars (example on Sheet 4). I'm not sure how this will look as an 8 over 8 sash with the thicker glazing bars, or whether it reverts to a 6 over 6 and will leave that to Tim Ellis to decide. We will need joinery details for all the new windows and doors to the same scale as the one submitted.

[Attached: Sash Windows by English Heritage document]

GBC Conservation Officer – 14/05/2026

8 over 8 would be associated with early Georgian, whilst 6 over 6 is closer to a mid Georgian sash when combined with the thicker quarter circle ovolo moulding. Either would be acceptable so the owner can adopt the 6 over 6.

Historic England

Thank you for your letter of 5 February 2026 regarding the above application for listed building consent. We refer you to the following published advice which you may find helpful in determining the application.

Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency
<<https://historicengland.org.uk/images-books/publications/adapting-historic-buildings-energy-carbon-efficiency-advice-note-18/heag321-adapting-historic-buildings-energy-carbon-efficiency/>>. Paragraphs 78-82 are particularly relevant to applications for alterations to windows on historic buildings. This states that subject to certain conditions and exceptions:

- the installation of slim-profile or vacuum double-glazing within historic frames will generally be acceptable, (paragraph 81), and
- that replacement of windows which do not contribute to the architectural or historic interest of a building with double-glazed windows of appropriate material and pattern, will generally be acceptable (paragraph 82).

The Advice Note advocates that as historic buildings continue to change and evolve, they need to contribute to a greener future and be fit for purpose for the people who live in, experience and care for them. If done thoughtfully and carefully, changes to historic buildings can achieve the complementary goals of protecting our heritage and adapting to climate change.

Paragraph 81 of the Advice Note states that generally, exceptions to the installation of slim-profile or vacuum double-glazing within existing frames include cases where windows retain historic glass of interest, windows of historic or architectural interest whose frames / glazing bars cannot support slim-profile or vacuum double-glazing, and windows with leaded lights.

Regarding paragraph 82, the Advice Note explains that in cases where historic buildings have windows which are relatively recent and do not contribute to a building's special interest, their replacement with double-glazed windows of an appropriate material, glazing bar pattern, and detailing is likely to either have a neutral impact or to enhance significance.

The Advice Note provides further advice, expanding on these broad principles. We also suggest that you seek the views of your specialist conservation adviser.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. If you would like detailed advice from us, please contact us to explain your request.

No response from:

- National Amenity Societies
- Meopham Parish Council
- Ward Councillors

Neighbouring properties

The application was advertised by way of site and press notices – overall consultation expiry date was 27.02.2026 – no responses received.

Officer's Analysis

The application site consists of a two storey detached dwelling situated on the northern side of Norwood Lane; it is a grade II listed building.

There have been a number of refusals for replacement windows at the property – proposed timber and uPVC windows in 2018 (ref. 20180531), timber slimlite double glazed windows in 2023 and 2024 (refs. 20230978 & 20230979 and 20240513 and 20240514).

Planning and listed building consent refs. 20240513 & 20240514 to 'replace the existing UPVC windows and doors with timber replacements, replace plastic guttering with cast iron guttering and replace existing outside plug socket with electric car charging port were refused on 05.08.2024 on the following ground:

The proposed replacement windows and French door by virtue of the slimlite double glazing would be unauthentic, incongruous and unsympathetic replacement windows and door that would not preserve the architectural and historic interest of this grade II listed building but would cause harm to it. As such, the proposal is contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policy TC2 of the Gravesham Local Plan First Review and section 16 of the National Planning Policy Framework (2023).

The applicant appealed these decisions, and the Inspector issued a split decision. The appeal was dismissed insofar as it related to the replacement windows and doors. The appeal was allowed insofar as it related to the guttering and plug socket, and listed building consent was granted to replace the plastic guttering with cast iron guttering and replace the existing outside plug socket with electric car charging port.

In this current application the proposal is to replace all of the windows in the building. There are currently a mixture of timber and uPVC sash and casement windows and timber and uPVC doors. It should be noted that the uPVC windows and doors are unauthorised and have not ever been granted listed building consent. There are four uPVC windows and one set of uPVC French doors.

On drawing no. NFM/1125/01 Rev. A, the four uPVC windows and uPVC French doors are identified as uPVC. On drawing no. NFM/1125/02 Rev. B the uPVC windows and uPVC French doors are all labelled with a reference number. The reference numbers for the four uPVC windows and the uPVC French doors are:

- SFW1 – Front dormer window on left
- SFW2 – Front dormer window on right
- FFW5 – Rear dormer window on left
- FFW6 – Rear dormer window on right
- GFD2 – Double doors on rear elevation

The proposal is to replace all of the windows and doors in the building. The windows would be replaced with timber, slimline double glazed sash and casement windows and the uPVC French doors with purpose made timber French doors; full size joinery details are submitted with the application.

It therefore needs to be seen whether the proposal addresses the previous grounds of refusal and the Inspector's comments on the replacement windows and doors which is the part of the appeal which the Inspector dismissed.

The principal issue in the consideration of this application is whether the proposal would protect the architectural and historic interest of this grade II listed building.

Whether the proposal would protect the architectural and historic interest of this grade II listed building

The existing and proposed elevations are as follows:

Existing



Proposed



None of the windows or doors in the property are the originals, including the timber ones, and therefore their replacement is acceptable in principle, they would just need to be suitable replacements.

The application has been submitted by a Conservation Architect which has not been the case before and is accompanied by a thorough and well considered Heritage Statement. It is stated that the house is of 17th century construction and the windows would almost certainly have been glazed with lead lights which it is stated appears to be confirmed by the 1960s photo which shows cruciform frames to the north-west elevation albeit missing their lead lights by that point in time:



1960's photograph with cruciform windows to flank wall Google Street View image (October 2024)

It is also stated that it can be seen from the 1960s photo that the windows to the front elevation had been replaced with box frame sash windows set flush with the brickwork and that the sashes are a six-over-six format resulting in panes of glass which are almost square; it is speculated that the sashes may have been changed from eight-over-eights.

It is noted in the statement how all windows and external doors in the building are modern and the windows are not particularly well detailed having mouldings and section sizes such as clumsy/heavy glazing bars which are not appropriate for an historic building. Timber doors to the front and rear halls and (unauthorised) uPVC French doors to the north-east elevation and all of the sash windows are spiral balances, not sash boxes resulting in narrow timber margins/framing and horizontally stretched glazing proportions.

The Conservation Officer states that the proposal can be agreed in principle given the Historic England (HE) guidance which is now promoting the approach to sealed units in specific cases, where this is an example of enhanced detailing. They advise however, that because the proposed sashes have exposed box frames, this would indicate an earlier sash with thicker glazing bars. Indeed Tim Ellis [the agent] makes the point that the building would have likely had cruciform casement windows with leaded lights. The Conservation Officer attaches the English Heritage guidance note that shows the exposed box frame with thicker glazing bars (example on Sheet 4 of the document) and states that they are not sure how this will look as an 8 over 8 sash with the thicker glazing bars, or whether it reverts to a 6 over 6 and will leave that to the agent to decide. The Conservation Officer advises that joinery details for all the new windows and doors to the same scale as the one submitted will be needed.

Historic England have also been consulted and they refer to the Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency and particularly paragraphs 78-82. They highlight that subject to certain conditions and exceptions:

- the installation of slim-profile or vacuum double-glazing within historic frames will generally be acceptable, (paragraph 81), and
- that replacement of windows which do not contribute to the architectural or historic interest of a building with double-glazed windows of appropriate material and pattern, will generally be acceptable (paragraph 82).

Historic England highlight how the Advice Note 18 advocates that as historic buildings continue to change and evolve, they need to contribute to a greener future and be fit for purpose for the people who live in, experience and care for them, and that if done thoughtfully and carefully, changes to historic buildings can achieve the complementary goals of protecting our heritage and adapting to climate change.

Paragraph 81 of Advice Note 18 states that exceptions to the installation of slimline double glazing within existing frames are:

- Windows which retain historic glass of interest; and
- Windows of historic or architectural interest whose frames/glazing bars cannot support slim-profile or vacuum double-glazing, and windows with leaded lights.

Paragraph 82 of Advice Note 18 states that in cases where historic buildings have windows which are relatively recent and do not contribute to a building's special interest, their replacement with double-glazed windows of an appropriate material, glazing bar pattern, and detailing is likely to either have a neutral impact or to enhance significance.

On the basis of the comments of the Council's Conservation Officer and Historic England it is therefore clear that with the publication of Historic England Adapting Historic Buildings for Energy and Carbon Efficiency; Advice Note 18 (2026) this is now a consideration in the assessment of replacement windows and doors in listed buildings. The Advice Note sets out the position of the Government's own heritage advisors (Historic England) that changes to listed buildings should not only protect heritage but should also contribute to a greener future and adapt to climate change.

In this case, all of the windows and doors in the building are non-originals and their replacement is therefore acceptable. The unauthorised uPVC casement windows and uPVC French doors certainly do not contribute to the building's special interest (and will need to be removed regardless of what happens in respect of the determination of this application). The existing timber sliding sash windows are not the original style of window which would have been in the building, which the agent considers would have likely

been cruciform casement windows with leaded lights, and so they arguably also do not contribute to the building's special interest. The timber door are cottage style doors which the agent states are inappropriately detailed.

The proposal is for sash windows to the front elevation, casements to the rear and sash and casements in the flank elevations (depending on the size of the window apertures and also taking into account the original (leadlight) fenestration evident from old photos). Thus, in the rear and some of the side windows there would therefore be the partial reinstatement of cruciform windows fitted with opening casements and fixed fanlights rather than leadlights. The reinstatement of the original cruciform style windows would be a significant enhancement to this listed building, even with the opening casements and fixed fanlights rather than leadlights.

The sash windows in the front elevation and some of the side windows would be flush with the brickwork and true box sashes are proposed with the detail showing the position of the joinery relative to the brickwork. An 8 over 8 glazing bar arrangement was originally proposed on the basis that it was likely that the current 6-over-6 arrangement was a later change to the building. However, the Conservation Officer advised that with the early version of a sash window being proposed i.e. – exposed box frames, these would have had thicker glazing bars and so the 8-over-8 pattern may not look right and the 6-over-6 glazing bar arrangement may look better visually. The agent drew a detailed drawing of both glazing bar arrangements and advised that the client would prefer the 6-over-6 arrangement. The Conservation Officer advised that the 8 over 8 would be associated with early Georgian, whilst 6 over 6 is closer to a mid-Georgian sash when combined with the thicker quarter circle ovolo moulding and they advised that therefore either would be acceptable and so the owner can adopt the 6 over 6 arrangement.

In respect of doors, the uPVC French doors would be replaced with a pair of timber French doors with each leaf having a small solid panel beneath the lock rail and the glazing divided by two horizontal glazing bars being a typical C19th arrangement. The existing front and rear doors are framed 'stable' style doors with narrow boards between and are clearly modern and the earlier doors are not apparent from the 1960s photograph but the agent believes the front door may have been a panelled door. The proposed front door is a 6 panel door with two panels glazed to provide natural light and the proposed rear door is half glazed with two panels beneath the lock rail and the glazed area divided into 9 panes of glass.

The proposal is therefore for removal of modern windows and doors which are not the style of windows and doors which would have originally been in the property. The uPVC casement windows and French doors are of course unauthorised but the poorly detailed timber sash windows with clumsy glazing bars and spiral balances (not sash boxes) resulting in narrow timber margins/framing and horizontally stretched glazing proportions and the inaccurate style of doors are not the original style of windows and doors. It can therefore be said that these are windows and doors which do not contribute to the architectural or historic interest of this listed building. On that basis, according to Historic England's Advice Note 18, double-glazed windows will generally therefore be acceptable if they are of appropriate material, glazing bar pattern and detailing.

It now therefore needs to be seen whether the proposed windows are acceptable in respect of material, glazing bar pattern and detailing.

The proposed cruciform casement, sash windows and doors would be constructed in timber and so they would be acceptable in respect of material.

The proposed cruciform timber casement windows in the rear elevation and some of the side windows would reinstate the window type which would have originally been in the building (albeit with opening casements and fixed fanlights rather than lead lights) which would be an enhancement to this listed building.

As stated, not all of the windows would be the proposed cruciform timber casements as in the front and some of the side elevations they would be sliding sash windows. It is unfortunate that not all of the windows would be reinstated with cruciform timber casement windows. However, as can be seen, the

proportions of the openings where there are currently sash windows have clearly been enlarged when they are changed from cruciform timber casements to sash windows and it is not known when those alterations were carried out. The sash windows are present in the 1960s photos, but it is not known when sash windows were first installed in the building and so those enlarged openings for the sash windows may be historic/period albeit the actual current sash windows within them are modern. The replacement of those crude, modern interpretations of a sash window with traditional sliding sash windows with cord pulley system not spiral balances, exposed box frames and correct proportions would therefore be an enhancement.

The doors would be replaced with more accurate door styles, such as Victorian style rear doors and a 6-panel Georgian style front door.

Whilst historically the use of double glazed windows and doors in listed buildings has been unacceptable, the newly published Advice Note 18 (2026) by Historic England, the government's advisors on heritage matters, is a consideration in the assessment of this proposal. In this particular case, all of the existing windows and doors (the uPVC windows and French doors are unauthorised in any case) cannot be said to contribute to the architectural or historic interest of this listed building. The proposal for the reinstatement of cruciform casement windows which the building originally had and historically accurate sash windows and doors would be an enhancement over the existing modern casement and sash windows and style of doors.

In such circumstances Advice Note 18 (2026) states that that the replacement of relatively recent windows which do not contribute to the architectural or historic interest of a building with double-glazed windows of appropriate material, glazing bar pattern and detailing, will generally be acceptable (paragraph 82). The windows and doors would be of an appropriate material, i.e. timber and in terms of pattern and detailing they would reinstate what the windows would have originally been in respect of the proposed cruciform casement windows and install an historically accurate version of the sash windows. The proposed doors would be an accurate replica of the style of doors which the property would have had in its history in the 18th and 19th centuries.

Overall, therefore taking account of the newly published Advice Note 18 (2026) by Historic England, it is therefore considered that on balance the proposed replacement timber double glazed windows and French doors would protect the architectural and historic interest of this grade II listed building and be compliant with Policies CS19 and CS20 (LPCS), saved Policy TC2 and sections 12 and 16 of the NPPF (2024).

It is important to note that Advice Note 18 (2026) is not stating that double glazed windows and doors are acceptable in listed buildings across the board and the assessment of this application does not provide evidence that double glazed windows and doors are acceptable in listed buildings in the Borough. Every planning application is treated on its own merits and Advice Note 18 (2026) is clear that it is only where historic buildings have windows which are relatively recent and do not contribute to a building's special interest, that their replacement with double-glazed windows of an appropriate material, glazing bar pattern, and detailing is likely to either have a neutral impact or to enhance significance. This would therefore not include the replacement of original or period windows or modern windows which do contribute to the architectural and historic interest of the listed building; for example if they are modern windows but they are historically accurate of what would have been in the property originally such as traditional timber, single glazed sliding sash or casement windows - then their replacement with double glazed units would not have a neutral or positive impact but would have a negative impact and would not protect the architectural or historic interest of the listed building. It is therefore very much a case-by-case basis. The aim always in listed buildings should still be for the retention of original or period fabric windows and doors.

Any Other Material Planning Considerations

None.

Conclusion

The proposed replacement windows and doors subject to conditions would protect the architectural and

historic interest of this grade II listed building and as such are compliant with Policies CS19 and CS20 (LPCS), saved Policy TC2 and sections 12 and 16 of the NPPF (2024).

As the Conservation Officer states, joinery details for all the new windows and doors to the same scale as the one submitted will be needed so that will need to be conditioned accordingly along with a time stipulation for submission of the details and for implementation for the unauthorised windows and the other windows and doors.

Recommendation

Permission (subject to conditions)

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>F Walsh</i>
Dated:	11 August 2026	Dated:	12 August 2026