



# Delegated Report

## Approval of Details Application

---

|                         |                                                                                                                                                                                                               |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application no:</b>  | 20230744                                                                                                                                                                                                      |
| <b>Location:</b>        | Northfleet United Reformed Church Dover Road Northfleet Gravesend                                                                                                                                             |
| <b>Description:</b>     | Application for approval of conditions 2 attached to planning permission reference number 20221320 relating to details at a scale of 1:2 or full size of all joinery details for the two replacement windows. |
| <b>Applicant:</b>       | Pastor Bode Haastrup                                                                                                                                                                                          |
| <b>Site Visit Date:</b> | N/A                                                                                                                                                                                                           |

---

Planning permission was granted for removal of front elevation uPVC windows & reinstatement of timber windows and surrounds on 14 February 2023 under planning permission reference number 20221320. The permission was subject to several conditions including no. 2 which this application seeks to discharge.

### Consultations

Although not a listed building or in a conservation area the building dates from 1850 and is considered a non-designated heritage asset therefore the Conservation Officer has been consulted on the windows details.

### GBC Conservation Officer

Looking at the glazing bar detail the putty "V" moulding should be on the outside and the ovulo moulding should be on the inside of the window. Other than that I note that the original windows had coloured glass on the perimeter and all glass was obscured, similar to a Small Flemish pattern. The only way of replicating this colour on a sealed unit would be to apply a coloured film internally before applying the glazing bars.

### Analysis

Condition 2 is:

*Within six months from the date of this permission, details at a scale of 1:2 or full size of all joinery details for the two replacement windows shall be submitted to and approved, in writing, by the Local Planning Authority. The replacement windows shall thereafter be installed in accordance with the approved details no later than June 30 2024.*

**Reason** No such details have been received and in order to ensure the existing unauthorised windows are removed and the permitted windows are installed in a timely manner in order to protect the character and appearance of the host building and the streetscene in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

The information submitted in pursuance of this condition is:

- Application form;
- Drawing no. TTWAD-20230001 Issue A – Replacement of Timber Windows with Softwood, Double Glazed Casement Frame; and
- Manufacturers Details.

The application building dates from 1850; the front elevation which presents to Dover road is of simple, classical appearance with much architectural interest. This included until recently the two windows in the front elevation which were timber windows of vertical proportion with rounded heads to fit the rounded headed architraves. The windows had elegant timber glazing bars with margin lights. The glass was frosted clear glass in the main central panels with frosted coloured glass in the margin lights:



The windows were replaced with inappropriate plastic, double glazed top hung casements with brick infill panels in the top part of the window openings as the windows are smaller and straight headed and therefore not tall enough or round headed to fit the opening:



An application to retain these windows was refused under application ref. 20220853. A subsequent application to remove the windows and reinstatement of timber windows was approved under application ref. 20221320. This proposal was very welcome as it was to restore the windows back to how they were previously. The proposed replacements were to be timber and would replicate the previous windows which were removed. They would fit the round window heads and have the same glazing bar and margin lights arrangements with coloured glazing etc. A condition for joinery details was considered to be required to ensure the detail of the windows was sufficient before they were installed.

The information submitted to discharge this condition (condition 2 of permission ref. 20221320) in this application and which consists of manufacturer details and a drawing is not considered acceptable. The submitted drawing shows the windows would be double glazed and with stuck on glazing bars. Whilst double glazing may be acceptable given that this is not a listed building or in a conservation area, there are stuck on glazing bars being proposed which would not result in a good quality replica of the glazing bars of the original windows that were removed. Furthermore, as the Conservation Officer points out, the drawing does not show any coloured glass as the original windows had and was part of their character and the officer advises that the only way this colour on a sealed unit could be replicated would be to apply a coloured film internally before applying the glazing bars which would be a very poor substitute for the coloured glass in the original windows. The drawing also doesn't show the obscure glazing for any of the glass; in the original windows both the clear and coloured glass was obscure glazed. Furthermore, as the Conservation Officer advises, the ovolo moulding and the 'V' moulding on the proposed windows are shown the wrong way round. The ovolo moulding should be on the inside of a window and the 'V' moulding on the outside but here the ovolo moulding is shown on the outside of the proposed windows and the 'V' moulding on the inside. There is also a contradiction between the submitted drawing and the manufacturer details as the manufacturer details has a reference to single glazing.

From the window details submitted the replacement windows would not replicate the original windows that were removed in a sympathetic manner. The original windows were timber, single glazed with the correct glazing bars and coloured and clear obscure glazed glass. From the details shown in this application the replacements would be double glazed windows with stuck on glazing bars which would also be the wrong way round in respect of the ovolo and 'V' mouldings and no coloured glass or any the obscure glazing as per the originals. As the Conservation Officer states, the only way of getting coloured glass in a double glazed unit would be to have coloured film but this would be a poor substitute for the coloured glass in the original windows as would the stuck on glazing bars be a poor substitute for the glazing bars in the original windows.

The window details submitted would produce windows that would be a poor substitute for the original windows and would therefore be unsympathetic and harmful to the character and appearance of this building which is considered a non-designated heritage asset. As such the proposal is contrary to Policies CS19 and CS20 (LPCS) and Section 16 of the NPPF (2021). The details which have been submitted are not acceptable to discharge condition 2 of planning permission reference 20221320.

**Recommendation:**

Refusal of details

**See draft Decision**

|                      |                                                                                   |                     |                                                                                     |
|----------------------|-----------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Ms Rebecca Harrison                                                               | <b>Team Leader:</b> | Miss Faye Hobbs                                                                     |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 17th August 2023                                                                  | <b>Dated:</b>       | 17 August 2023                                                                      |