

Delegated Report

Approval of Conditions Application

Planning Application No: 20231076

Location: 97A Windmill Street Gravesend Kent DA12 1LE

Description: Application for the approval of condition 4 attached to planning permission 20230407 relating to drawings to a scale of 1:10 and joinery details at a scale of 1:2 or full size.

Applicant: Mr Chris Barnard

Site Visit Date: N/A

Planning permission was granted for 'Installation of 3no. conservation style Velux windows to existing roof structure.' on 18th August 2023. This was subject to 4 conditions. This application seeks to discharge Condition 4 which required submission of further details.

Consultations, Publicity and Representations

Consultees

Conservation Officer:

The applicant refers to Velux windows in their covering letter, but the drawings and photos submitted are for conservation rooflights from the Rooflight Company. The Rooflight Company does manufacture an acceptable rooflight and it is double glazed. It is a generally accepted rooflight in listed buildings and would be acceptable in this instance. Please seek clarification that it is the Rooflight Company conservation rooflight that is proposed rather than a Velux window.

Analysis

Condition 4 is as follows:

Prior to the installation of the rooflights on the rear roof slope, drawings to a scale of 1:10 and joinery details at a scale of 1:2 or full size shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason In order to protect the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policy TC3 of the Gravesham Local Plan First Review (1994).

The information submitted in pursuance of this condition is as follows:

- Cover Letter
- On the Rafter Installation Plan
- Technical Data Sheet
- Email confirmation of Rooflight Manufacturer

This shows the use of double-glazed Conservation rooflights from the Rooflight Company with detailed joinery. The cover letter does mention the use of a velux window, which is a different brand of rooflight. As such, for clarification this was queried with the planning agent, who advised by email that the rooflight would be manufactured by the Rooflight Company and would not be velux.

Double glazing is resisted in Conservation Areas such as this where timber single pane windows form part of the positive impact of the Conservation Area. The use of double glazing commonly has the impact of requiring thicker framing and glazing bars and resulting in a double reflection in the glass. Both of these factors can alter the appearance of the Conservation Area in a negative way. In this instance, whilst double glazing is proposed, the Conservation Rooflight by the Rooflight Company would use an appropriately low-profile framework, characteristic of traditional timber frames, somewhat mitigating the potential harm.

Overall, it is considered that the submitted details are acceptable and the development approved under application reference 20230407 would therefore be carried out in a manner that would protect the Character and Appearance of the Conservation Area, in accordance with the reason and aims of the condition.

Conclusion & Recommendation

The recommendation is to approved the submitted details and, discharge Condition 4 of 20230407.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	12th December 2023	Dated:	12 December 2023