



Delegated Report

Planning Application

Planning Application No: 20230933

Location: 36 - 38 The Street, Cobham, Gravesend

Description: Application for Listed Building Consent for the removal of uPVC door and window from rear elevation of No.38 The Street and their replacement with a purpose made timber door and purpose made timber window.

Applicant: Mr Eric Gander

Site Visit Date: 27 September 2023

Submitted Documents/Plans

Application form
Site Plan
Photographs
Heritage Statement
Design and Access Statement
Covering Letter
Drawing no. TSC/0723/01 (existing and proposed plans)

Relevant Planning History

20221355	Replacement of front door and window from PVC to wooden in keeping with the area.	Refused	08.03.2023
20180623	Application for Listed Building Consent for the removal of the existing upvc window and door at rear of property and replacement with timber painted white glazed window and door.	Refused	29.11.2018
20180622	Removal of existing upvc window and door at rear of property and replacement with timber painted white glazed window and door.	Refused	29.11.2018
20170757	Application for Listed Building Consent for the replacement of the existing external doors and windows to the front and rear elevations to 38 The Street.	Refused	26.01.2018
20170756	Replacement of existing external	Refused	26.01.2018

doors and windows to the front and rear elevations to 38 The Street.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS19 - Development & 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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Cobham Conservation Area Appraisal
- Conservation Areas: Maintenance/Replacement Windows and Doors Guidance

Consultations, Publicity and Representations

Consultees

Conservation Officer

The general replacements in the elevations you post below are acceptable subject to joinery details at a scale of 1/10 and ½ or full size, showing the window and door in the wall and finish/colour. Recommend gun stock styles to the doors with butt and bead panels. Casements to be flush with no trickle vents and single glazed.

Cobham Parish Council

No objection.

No response

- National Amenity Societies
- Ward Councillors

Neighbouring properties

The application has been advertised by site notice and press notice. No letters of representation have

been received. The consultation date expired on 13 October 2023.

Officer's Analysis

Proposal

This application seeks Listed Building Consent for the removal of the uPVC door and window from rear elevation of No.38 The Street and their replacement with a purpose made timber door and purpose made timber window with a painted finish.

Below is a picture of the site currently:



The existing and proposed plans are shown below:

Existing :

Proposed :



Rear (North) elevation



Rear (North) elevation

Impact on Listed Building and Conservation Area

38 The Street is a Grade II, two storey house located between the Darnley Arms PH and the village shop within the Cobham Conservation Area. The house is brick built with a Kent peg tile roof whilst the front is rendered. There is a single storey rear extension with a flat roof. This is where the door and window have been replaced with plastic.

The listing description states:

Shop with dwelling. C15 timber-framed hall house with C16 central brick chimney stack. Facade refaced and cement rendered on ground floor. First floor weatherboarded. Recessed addition at west end with rendered facade and of red brick at rear. Single storey modern slate roofed addition at rear. Main roof tiled with hipped east end with gablet. Much original timber exposed internally. Shop front of plate glass. Elsewhere sash windows with glazing bars.

The rear extension appears to have been built in 20th century post WW2 and, although this is a more recent addition to the original property that was likely built in the 15th century, the modern window and door that have been installed detract from the character of the main building.

Policy CS20 of the Gravesham Local Plan Core Strategy 2014 states that the Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource. When considering the impact of a proposed development on a designated heritage asset, the weight that will be given to the asset's conservation value will be commensurate with the importance and significance of the asset.

Policy TC2 of the Gravesham Local Plan First Review 1994 states that, in the case of applications for development involving alterations or extensions to listed buildings or affecting the setting of listed buildings, the primary consideration of the Borough Council will be the maintenance of the integrity of the original listed building. Proposals will also need to be sympathetic to the listed building in terms of massing, scale, appearance and materials.

Para. 197 of the National Planning Policy Framework 2023 states:

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The proposed timber window and door to replace the unsympathetic upvc window and door that has been installed will greatly improve the character and appearance of the building and its setting when seen from the rear. The window and door reflect elements of the window above and are considered to be sympathetic both in terms of scale and appearance.

To ensure the proposals result in sympathetic alterations to the property conditions relating to joinery of windows and doors and paint colour, together with a condition preventing trickle vents are recommended. Following further discussions with the conservation architect and despite the original comments stating the windows should be single glazed, slimline or slimlite glazing has since been agreed.

Conclusion

The proposed replacement window and door will preserve and enhance the character and appearance of this Grade II Listed Building and surrounding Conservation Area and therefore, subject to conditions, accords with Policies CS19 and CS20 of the Gravesham Core Strategy 2014 and TC2 and TC3 of the Gravesham Local Plan 1994 and paragraph 197 of the National Planning Policy Framework 2023.

Recommendation:

Permit including the following conditions:

1. The window and door herein approved shall be of a timber construction only. Details of their design, specification, method of opening, location within the wall and finish/colour, in the form of drawings and sections of no less than 1:10 scale, and ½ or full size, shall be submitted to and agreed in writing by the

Local Planning Authority before the windows and doors hereby approved are installed. The works shall be carried out only in accordance with the agreed window and door details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building in accordance with policy CS20 of the Core Strategy 2014.

2. In relation to the above condition casements shall be flush, Slimline or Slimlite double glazed (preferably 4:6:4) and contain no trickle vents.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with policy CS20 of the Core Strategy 2014.

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

Case Officer:	Mrs Alison Webster	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	24 October 2023	Dated:	30 October 2023