

Delegated Report

Approval of Details Application

Application no: 20231293

Location: 62 Windmill Street Gravesend Kent

Description: Application for the approval of conditions 3 attached to planning permission reference number 20230846 relating to drawings to a scale of 1:10 of the new door together with joinery details at a scale of 1:2 or full size.

Applicant: Quota Limited

Site Visit Date: N/A

Planning permission was granted for alteration of a window to a door on the north elevation in connection with the repositioning of the entrance to flat 3 on 9 October 2023 under application reference 20230846. This was subject to a number of conditions including no. 3 which this application seeks to discharge.

Consultations

None.

Analysis

Condition 3 is:

3. Prior to the removal of the existing window drawings to a scale of 1:10 of the new door together with 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 before the door is brought into use.

Reason: *No such details have been submitted and in order to protect the character and appearance of the building and the Upper Windmill Street 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 reference to condition 3 is:

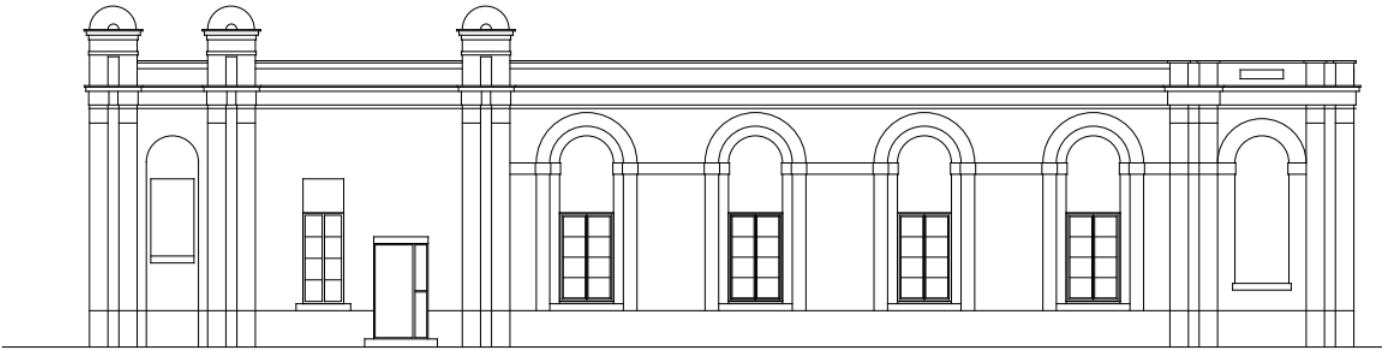
- Application form;
- Drawing no. 23-1433-13 – Entrance door details.

For ease of reference the north elevation of the building and the window which has been permitted to be replaced by a door are shown below:

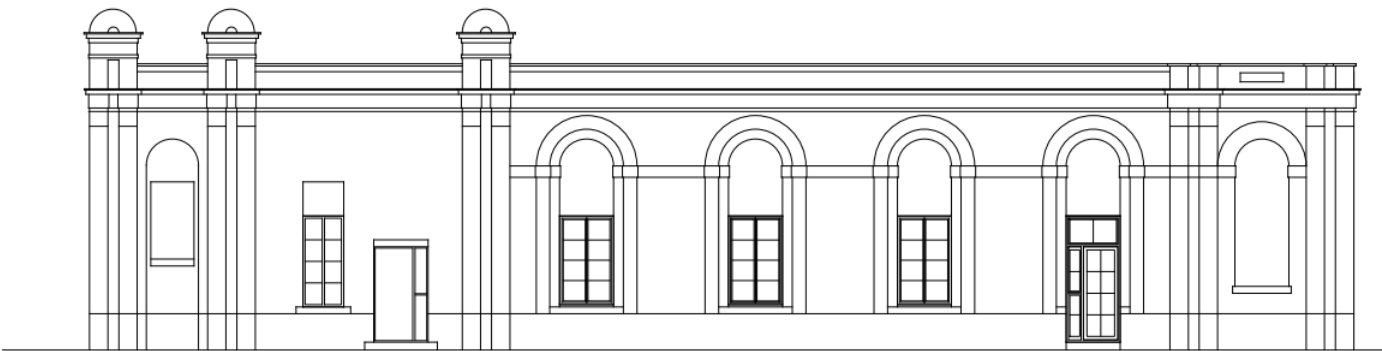


Also for ease of reference existing and proposed elevations from application ref. 20230846 are shown

below:

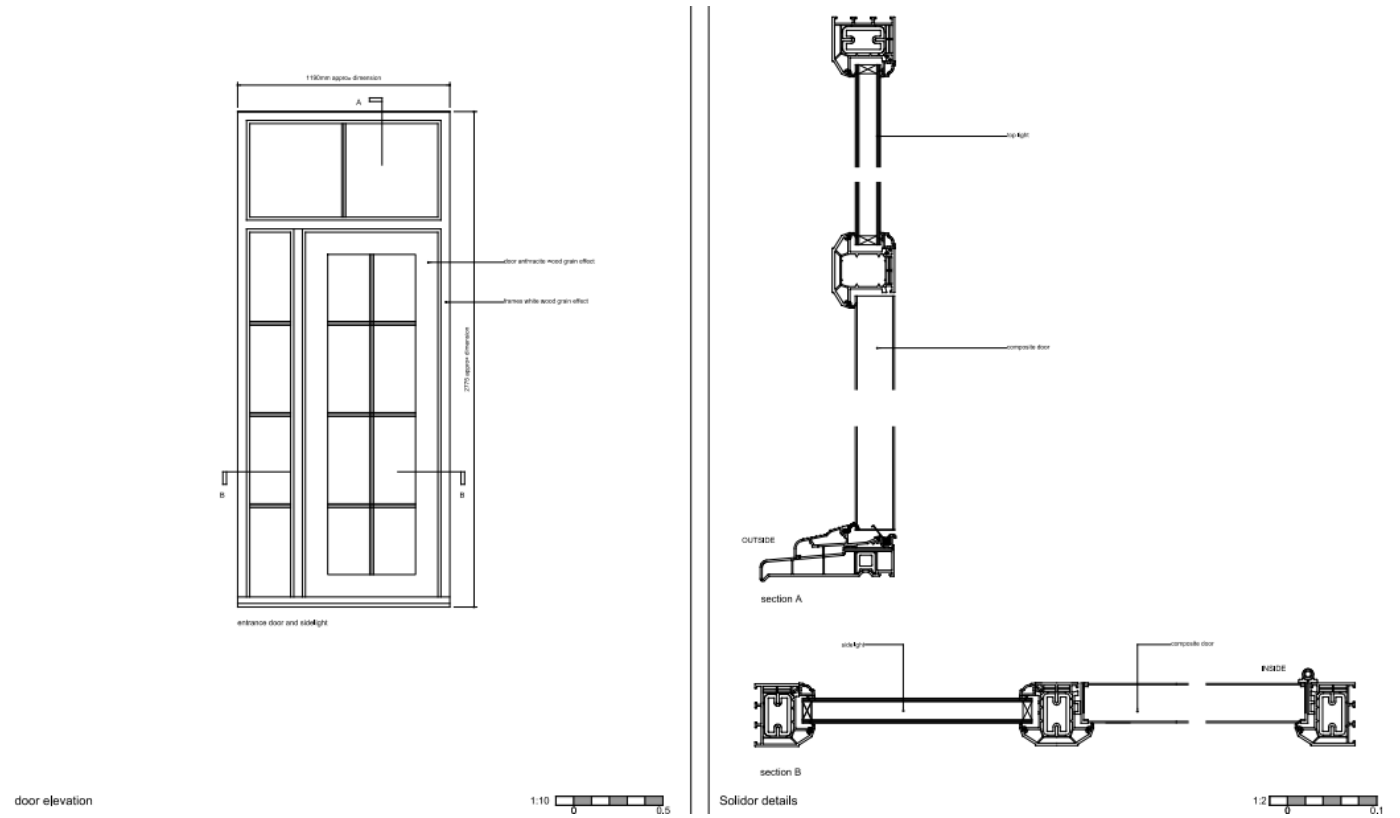


as existing north elevation



as proposed north elevation

The details submitted in this approval of details application in drawing no. 23-1433-13 – Entrance door details are as follows:



The submitted details show that the proposed material for the door would be composite in a wood grain effect and the colour of the door would be anthracite; the frame would be white wood grain effect. The 1:2 details show that the proposed door and frame would be of extremely thick and chunky proportions with a thick double glazing system for the side light also. Given the existing window which is to be replaced and the rest of the windows and door in the north elevation are in timber, it would be expected that the new door would be timber, not composite. Timber is the authentic material for a door in this age and style of building, not composite, and in timber the proportions of the door would be much more sympathetic and elegant rather than the thick and chunky proportions of the composite door which is proposed. The colour of the door in anthracite is also considered unacceptable as the existing window which is to be replaced and the rest of the windows in the north elevation are white therefore, anthracite would appear out of keeping particularly combined with the unacceptable composite material proposed. The door further back in this elevation is green but this door is in a different context as it is towards the back of this elevation and not part of the front section with the windows in their deep architraves, where one of these windows is to be replaced with a door. Where the new door would replace an existing window, the context of those windows in their deep architraves is white in terms of colour, as such anthracite would appear out of keeping.

Overall, therefore the submitted details show that the proposed door by virtue of its composite material, thick and chunky proportions, thick double glazing for the side light and its colour would be an unsympathetic addition which would be out of keeping with the character and appearance of the host building and would not preserve the character or appearance of the Upper Windmill Street Conservation Area but would cause harm to it. As such the proposal is contrary to Policies CS19 and CS20 (LPCS) and saved Policy TC3 (LPFR).

Recommendation:

Refusal

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	8th February 2024	Dated:	09 February 2024