

Delegated Report

Planning Application

Planning Application No: 20240218

Location: 37A Cobham Street Gravesend Kent DA11 0SA

Description: Replacement of windows on the front elevation.

Applicant: Mr Sean Nicholas

Site Visit Date: 10 May 2024

Submitted Documents/Plans

- Application form;
- Location Plan;
- Drawing no. PL-206-01 - Site Location Plan & Block Plans;
- Drawing no. PL-206-02 - Existing & Proposed Elevations;
- Drawing no. PL-206-03 - 1:2 Full Size Detailed Drawings of Front Elevation Section and Plan view of each window;
- Drawing no. PL-206-04 - 1:10 Full Size Detailed Drawings of Front Elevation;
- Drawing no. RT8028(A) – Elevation;
- Heritage Statement; and
- Photograph of front elevation.

Relevant Planning History

Reference	Description	Decision	Decision Date
20090615	Installation of replacement windows at ground and first floor level on front elevation.	Permitted	29.09.2009

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 - Heritage & the Historic Environment

Gravesham Local Plan: First Review (1994)

- 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.

Other material considerations

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places
- Section 16 - Conserving & enhancing the historic environment

Supplementary Planning Guidance

- Darnley Road Conservation Area Character Appraisal (2009)
- Gravesend's 19th Century Suburban Conservation Areas Management Plan (2009)
- Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020)

Other Guidance

Historic England Traditional Windows Their Care, Repair and Upgrading (2017)

Consultations, Publicity and Representations

Consultees

No response from:

- GBC Conservation Officer

Neighbouring properties

15 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 14 June – no responses received.

Officer's Analysis

The application site consists of the upper floor flat at 37A Cobham Street and the windows at first and second floor levels. The site is a Victorian building situated in the Darnley Road Conservation Area.

The proposal relates to the replacement of the window at first floor level and the window at second floor level in the front elevation.

The principle consideration in the assessment of the application is whether the proposal would preserve or enhance the character and appearance of the Darnley Road Conservation Area.

The existing window at first floor level appears to be a uPVC double glazed casement window and the window at second floor level is a modern timber sliding sash double glazed window (this window was granted planning permission under application ref. 20090615.)

The proposal is to replace both windows with timber sliding sashes with double glazing.

Neither the first or second floor windows are therefore original. The replacement of the windows is

therefore acceptable in principle and the proposed replacements are also acceptable as they would be a sympathetic material (timber), would be sliding sash windows and would follow the shape and proportions of the arched window openings with the one over one glazing arrangement. Double glazing is acceptable in this unlisted building in a Conservation Area and particularly as the existing second floor window approved under ref. 20090615 is double glazing. In respect of the first floor level window the proposal would be an improvement on the existing uPVC casement window and in respect of the second floor window there would be a neutral impact as it would be replacing an existing modern timber, double glazed, sliding sash window with the same. Window details have been submitted with the application which are acceptable.

The proposal would preserve the character and appearance of the Darnley Road Conservation Area. As such the proposal would be compliant with Policies CS19 and CS20 (LPCS), saved Policy TC3 and sections 12 and 16 of the NPPF (2023).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would preserve the character and appearance of the Darnley Road Conservation Area and is therefore compliant with local and national planning policy.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	24th June 2024	Dated:	24 June 2024