



Delegated Report

Planning and Listed Building Consent Applications

Planning Application No: 20251185
20251186

Location: 29 Parrock Road Gravesend Kent DA12 1QE

Description: 20251185 - Replacement of canted bay window to the front elevation.

20251186 - Application for Listed Building Consent; Replacement of canted bay window to the front elevation.

Applicant: Mr Jeremy Bover

Site Visit Date: 12.02.2026

Submitted Documents/Plans

- Application form;
- Location Plan;
- Block Plan;
- Drawing no. 220126 – Proposed and Existing Front Elevation;
- Heritage Statement;
- Appendix 1 – Site Plan and Photographs;
- Appendix 2 Photos of current condition; and
- Appendix 3 Details of windows.

Relevant Planning History

Reference	Description	Decision	Decision Date
19780638	Listed Building Consent for erection of a single storey extension to form a living room and conversion of a single dwelling into two dwellings including minor internal and elevational alterations	Permitted	03.10.1978
19770475	Internal alterations and alterations to elevations	Permitted	05.10.1977

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Buildings
- TC3 – Development Affecting Conservation Areas

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

Other material considerations

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

Under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, the Council has a statutory duty in considering whether to grant planning permission for development which affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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 (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Windmill Hill Conservation Area Character Appraisal
- Management Plan – Gravesend's 19th Century Suburban Conservation Areas

Informal Guidance

- Historic England Traditional Windows: Their Care, Repair and Upgrading (2017)
- GBC Listed Buildings A guide for owners and occupiers

Consultations, Publicity and Representations

Consultees

Environment Agency

We have no comments to make on this planning application as it falls outside our remit as a statutory planning consultee.

No response from:

- GBC Conservation Officer
- Ward Councillors

Neighbouring properties & Publicity

20251185 – 8 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 06.03.2026 – no responses received.

20251186 – Application was advertised by way of site and press notices – overall consultation expiry date was 06.03.2026 – no responses received.

Officer's Analysis

The application site consists of a three storey dwelling situated on the western side of Parrock Road. The building is grade II listed as is the adjoining dwelling to the south no. 31 Parrock Road. Both are also situated in the Windmill Conservation Area.

The proposal is to replace the first floor bay window in the front elevation. It is said on the application form that it will be replaced on a like-for-like basis in terms of style and construction.

The principal issue in the consideration of the application is the impact of the proposal on the architectural and historic interest of this grade II listed building, the setting of the adjacent listed no. 31 Parrock Road and whether the proposal would preserve or enhance the character and appearance of the Windmill Hill Conservation Area.

The existing bay window in the front elevation is not an original window and is a replacement. There are parts of the window that are in a visibly bad condition which demonstrates a long period of lack of any repair or upkeep works being carried out. The existing window is timber and appears to be double glazed with grey/silver strip visible and the window has stuck on fake 'glazing bars' (the glazing bars are a recent addition as they are not visible in the Google Street View image from October 2024). There is no record of consent for a replacement first floor bay window on the front elevation of the property. In application ref. 19770475, the first floor front bay window was to be repainted and in application ref. 19780863 it was to be renovated but there is no record of consent for a replacement first floor front bay window in the planning history. The window would have originally been a timber, single glazed window. As the window is not original or period fabric its removal is considered acceptable and given that listed building consent never appears to have been granted for this unsympathetic window its removal is welcome.

The proposed window is said to be the same overall dimensions, proportions and glazing pattern with all profiles, mouldings and sightlines to replicate the historic design. The proposal to replace the window in timber is most welcome as this is an authentic material for this age and style of building. The proposed replacement window would have glazing bars, which if actual glazing bars and not stuck on fake glazing bars, would be acceptable and would restore what the original window design would have likely been with mullions, transoms and glazing bars. The proposed use of double glazing is not acceptable, however.

Double glazing is an unauthentic and incongruous detailing for windows in a listed building of this age and character. Double glazing has a reflective double image that is different to the glazing in a single glazed window. The proposal for double glazing would unacceptably harm the special interest of this listed building and again to reiterate, double glazing of any form (slimlite or standard) is not an authentic feature to have in a listed building of this age or character. It would be an incongruous feature that would be unacceptably harmful to the architectural and historic importance of this grade II listed building. Furthermore, the proposed double glazed window would cause harm to the setting of the grade II listed no. 31 Parrock Road directly adjoining no. 29 to the south and it would also not preserve the character and appearance of the Windmill Hill Conservation Area but would cause harm to it. Although the existing window appears to be double glazed there is no record of consent being given for a replacement first floor bay window.

The harm that would be caused is considered to be less than substantial and in such circumstances the NPPF (2024) advises at paragraph 215 that where a proposal would cause less than substantial harm to the significance of a designated heritage asset, that this harm should be weighed against the public benefits of the proposal. It is stated in the submission how the existing windows are in a very poor condition with decayed frames and sills, distorted frames, and failed joints which is causing water ingress which in turn has created a damp/mould presence to the internal wall below. It is stated that the existing

window is beyond economic repair due to rot, warping and water ingress and that replacement is therefore necessary to maintain the weather-tightness and integrity of the elevation. In respect of the matter of the condition of the windows, the proposed windows are not the only the option to address this matter and given that the existing window is a replacement, no objection would be raised to its replacement with a timber, single glazed window subject to planning and listed building consent and appropriate detail etc.

In summary, whilst no objections are raised to the replacement of the existing window and the use of timber and glazing bars (if real), are welcome, there is an objection to the use of double glazing for the reasons given above.

The NPPF (2024) advises at paragraph 212 that when considering the impact of proposed development on the significance of a designated heritage asset that great weight should be given to the asset's conservation. For the reasons given above, it has been found that the proposed replacement window would cause harm to the architectural and historic interest of this grade II listed building, the setting of the adjacent no. 31 Parrock Road and the character and appearance of the Windmill Hill Conservation Area, which would not be preserved. As such the proposal is contrary to Policies CS19 and CS20 (LPCS), saved Policies TC2 & TC3 (LPFR) and sections 12 & 16 of the NPPF (2024).

Any Other Material Planning Considerations

None.

Conclusion

The proposed replacement window by virtue of the proposed use of double glazing would be harmful to the architectural and historic interest of this grade II listed building, the setting of the adjoining grade II listed no. 31 Parrock Road and the character and appearance of the Windmill Hill Conservation Area, which would not be preserved. There are no public benefits which would outweigh the harm identified. As such the proposal would not meet the statutory requirements of Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which require special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. The proposal would also be contrary to Policies CS19 & CS20 (LPCS), saved Policies TC2 & TC3 (LPFR) and sections 12 & 16 (NPPF).

Recommendation

20251185 – Refusal
20251186 – Refusal

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>F Walsh</i>
Dated:	20th March 2026	Dated:	20 March 2026