

Delegated Report

Householder Planning Application

Planning Application No: 20211032

Location: 8 St Katherines Cottages Forge Lane Shorne Gravesend

Description: Retrospective application for re-rendering of property, replacement fascia and soffit, new downpipe, relocation of gutter from cutting across gable into soak away and replacement of existing double glazed windows with new double glazed casement windows.

Applicant: Mr Barry Watson

Site Visit Date: Desk top

Submitted Documents/Plans

- Application form;
- Design and Access Statement;
- Heritage Statement
- Location Plan;
- Drawing no. 49_Watson_DA12 3DR_001- Window Details; and
- Drawing no. 49_Watson_DA12 3DR_002 – Existing and Proposed Elevations.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 – Development Affecting Conservation Areas

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

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 (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Shorne Rural Conservation Area Appraisal Supplementary Planning Document (2017)
- Management Plan Rural Conservation Area Appraisals Supplementary Planning Document (2016)
- Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

KCC Heritage

No comment to make.

Shorne Parish Council

The Parish Council notes that this property is located in the Shorne Village Conservation Area but the application is retrospective.

There appears to have been pre-works discussion with GBC, but the requirements for planning permission to be obtained prior to works being done were not actioned.

The materials used and the changes made have largely been like for like replacements, with the windows becoming more compatible with the style of the terrace.

We would value the opinion of the Conservation Architect as to whether all the changes made are considered acceptable.

Our only adverse comment relates to the satellite dish on the front elevation, which is inappropriate for a Conservation Area as visually intrusive. It would be preferable for this to be relocated to a less obtrusive position.

Conservation Architect

No comments received.

Neighbouring properties

3 surrounding properties were consulted plus site and press notices – the overall consultation expiry date was 24 December – no responses received.

Officer's Analysis

The application site consists of a three storey end of terrace dwelling situated at the northern end of Forge

Lane. The property is located in the Green Belt, in Shorne Village Conservation Area and the Higham Arable Farmlands Landscape Character Area.

Pre-application advice was sought on the proposed works by the applicant (PRE20200291) with the majority of the works proposed by the applicant requiring planning permission due to the Article 4 Direction which applies to the property. The applicant was advised of this along with advice on the acceptability or otherwise of the proposals. Despite this the applicant carried out the works without the benefit of planning permission; this application seeks retention of the works.

The principle consideration in the assessment of the application is whether the works as carried out have preserved the character and appearance of the Shorne Village Conservation Area.

The works carried out are as follows in the separate headed sections:

Re-rendering of property

In the pre-application enquiry it was advised that planning permission would be required and would be acceptable in principle but care would need to be given to ensure it matched the existing terrace as closely as possible.

The dwelling was pebble-dashed as per the rest of the terrace but it was fairly patchy and uneven in colour/finish. At the application property the pebbledash has been replaced with a new pebbledash. It is said in the Design & Access Statement that this was replaced as the existing pebbledash walls were cracking and blown. The new pebbledash which has been applied is considered a good match to the previous pebbledash. It has matched the existing as closely as possible to the existing in terms of colour and its overall finished look. It is considered that the replacement of the existing pebbledash with new pebbledash which matches the existing as closely as possible means the character and appearance of the Shorne Conservation Area has been preserved.

Previous render:



Proposed render:



Replacement fascia and soffit

In the pre-application enquiry the officer stated that it appeared that uPVC was to be used for the replacement fascia and soffit which may be acceptable providing a product was used which appeared as close to timber as possible of which there are many available however, without details it was not possible to comment further.

It is said in the Design and Access Statement that the previous fascia and soffit were degraded. They have been replaced with a fascia and soffit which is uPVC material but a timber effect product. This is considered acceptable given that due to the height and less visibility of the plastic product and it is timber effect. The character and appearance of the Shorne Conservation Area has therefore been preserved.

Relocation of guttering and installation of new guttering

In terms of the pre-application enquiry no details had been submitted therefore it was not possible to comment on this element.

There was previously guttering running horizontally across the southern gable end of the house which was unsympathetic in terms of its siting. This section has been removed and a new section of downpipe installed which runs vertically down the south flank elevation close to the front of the dwelling. Due to the location of the guttering on the flank elevation the installation of the guttering would not require planning permission. In any case it has been applied for so an assessment will be made. The removal of the previous section of guttering which ran horizontally across the flank elevation is most welcome. The new guttering is much more sympathetic in terms of its location. The guttering itself is uPVC not cast iron but given its location on a side elevation which is set back and it is black in colour, no objections are raised.

Previous guttering:



Proposed guttering:



Replacement windows

In the pre-application enquiry the officer referred to the Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020) which states that applications to replace inappropriate modern windows in pre 1920 houses (i.e. houses originally built with timber sashes and casements) should be approved subject to a choice of style of replacement unit. The replacement should match the appearance of the traditional sashes/casements windows as far as possible.

The Shorne Conservation Area Appraisal notes that the original windows in St Katherines Cottages may have been timber double hung vertical sliding sashes but could alternatively have been timber casements such as those in no. 9. The applicant was advised that without any details of the windows it was not possible to comment further.

Previous windows:



Proposed windows:



The previous windows were white uPVC casements which were not appropriate for the age and style of property and its inclusion in a Conservation Area. These have been replaced with white uPVC casements

but they are of a style which matches more closely those original windows remaining at no. 9 (not in terms of material but in terms of the arrangement and sight lines of the windows). The details submitted of the windows are acceptable. Overall although continuing to be plastic windows in the property they are an improvement on the previous windows in terms of their arrangement and sightlines the character and appearance of the Conservation Area would be preserved and arguably slightly enhanced in relation to this element.

Any Other Material Planning Considerations

Green Belt – The site is located in the Green Belt but the proposal is for alterations to the property which by their nature, works to fascia, soffit, guttering, windows etc, would not result in disproportionate additions over and above the size of the original building. As such the proposal is not inappropriate development in the Green Belt and the proposal is compliant with Policy CS02 (LPCS) and section 13 of the NPPF.

Landscape Character – Similarly due to the nature of the proposed works there would be no undue impact on the character of the Higham Arable Farmlands Landscape Character Area and in this respect the proposal is compliant with Policy CS12 (LPCS).

Conclusion & Recommendation

The works as carried out have preserved and arguably enhanced the character and appearance of the Shorne Conservation Area. As such the proposal is 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:	13th January 2022	Dated:	14 January 2022