

Delegated Report

Householder Planning Application

Planning Application No: 20220222

Location: 156 Darnley Road, Gravesend, Kent, DA11 0SN

Description: Replacement of UPVC casement windows upper and lower front bay windows of house with UPVC sash windows slide only not tilt and open.

Applicant: Mr Dalvinder Shergill

Site Visit Date: 24 May 2022

Submitted Documents/Plans

Application form;
Site Location Plan;
Block Plan;
Photo of Site;
Window Details.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 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)

- 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.

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

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

Consultations, Publicity and Representations

Consultees

No response received from:

GBC Conservation Officer

Neighbouring properties

5 surrounding properties were consulted plus site notice – overall expiry date was 10 June 2022 – no responses received.

Officer's Analysis

The application site consists of a late nineteenth century, two storey semi-detached dwelling on the western side of Darnley Road near its southern end. The property is situated in the Darnley Road Conservation Area but is not covered by an Article 4 Direction. As such, and being that it is in use as a single family dwelling, planning permission is not required to replace any of the windows in the property as it retains the permitted development rights to carry out such alterations. As an application has been submitted it will be assessed accordingly however. The principle issue in the determination of this application is whether the proposal would preserve or enhance the character and appearance of the Darnley Road Conservation Area.

Conservation Area Impact

The existing windows in the front of the property are uPVC top hung casements which due to their material and design are not sympathetic windows for this conservation area property which would have originally had timber sliding sash windows in the one-over-one glazing arrangement. The property, along with all in Darnley Road apart from nos. 81 to 85 and no. 117 are key unlisted buildings in the Conservation Area. The appraisal identifies one of the principle negative features in the Conservation Area is the loss of architectural features, notably sash windows. There are a number of surrounding properties to the application site which have had their original timber sliding sash windows removed and replaced with plastic windows although the neighbouring property to the north no. 154 Darnley Road retains its original/period timber sliding sash windows.

The proposal is to replace the existing uPVC top hung windows with uPVC sliding sash windows. The Conservation Areas Maintenance/Replacement Windows and Doors

Guidance Supplementary Planning Document (2020) states that applications to replace inappropriate modern windows in pre 1920 houses (i.e. houses originally built with timber sashes and casements) shall be approved subject to choice of style of replacement unit. The replacement should match the appearance of traditional sash windows as far as possible.

In this case limited information has been submitted with the application but given the guidance in the SPD it is considered that the proposal would be acceptable subject to further detail. The dwelling is pre 1920 and has existing inappropriate windows, i.e. plastic top hung casements. The proposal to replace these with plastic windows which would be sliding sashes would be an improvement in terms of the style of opening of the windows and more authentic. Whilst timber would be preferable to plastic as this would be in keeping with what the original windows would have been constructed of, given the guidance in the SPD plastic is considered acceptable due to the fact the existing windows are inappropriate plastic windows (had the existing windows have been the original timber sliding sash windows such a proposal would not have been acceptable).

As such subject to conditions of further details of the windows to include that they should comprise one-over-one sash windows the proposal is considered to enhance the character and appearance of the Darnley Road Conservation Area. In this regard the proposal is considered compliant with Policies CS19 and CS20 (LPCS) and saved Policy TC3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would enhance the character and appearance of the Darnley Road Conservation Area. As such permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	5th July 2022	Dated:	5 th July 2022