



Delegated Report

Approval of Details Application

Planning Application No: 20240156

Location: Nurstead Hall Nurstead Lane Longfield Hill Longfield

Description: Application for the approval of condition 5 attached to planning permission reference number 20231274 relating to the details for the dormer and window joinery.

Applicant: Holm

Submitted Documents/Plans

Application Form

PP-18Q-22 Rev B – Dormer Construction and Window Details for WS 2 on the Rear (South) Elevation

PP-18Q-23 Rev C – Details for 1 and 2 For WD 2 on the Rear (South) Elevation

PP-18Q-24 Rev A – Detail for WS 2 on the Rear (South) Elevation

PP-18Q-25 Rev C – Details 4,5 and 6 for WD 2 on the Rear (South) Elevation

Superseded:

~~PP-18Q-22 Rev A – Dormer Construction and Window Details for WS 2 on the Rear (South) Elevation~~

~~PP-18Q-23 Rev B – Details for 1 and 2 For WD 2 on the Rear (South) Elevation~~

~~PP-18Q-25 Rev B – Details 4,5 and 6 for WD 2 on the Rear (South) Elevation~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20231274	Replace rear flat roof dormer with a pitched roof dormer.	Permitted	05.02.24

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- C13 – Policy for Extensions to Dwellings in the Countryside
- TC2 – Listed Buildings

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.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and well-designed places
- Section 13 – Protecting Green Belt Land
- Section 16 – Conserving and Enhancing the Historic Environment

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

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.

Consultations, Publicity and Representations

Consultees

GBC Conservation Officer

No moulding profile for the cornice has been provided. Please refer to the English Heritage guidance note on dormer windows. The depth of the dormer has been thickened to provide insulation. The plans are not far off from where they need to be but as discussed in the original application, the cornice detail will have a substantial impact on the character of the building as opposed to the modern 'boxy' approach to the dormer currently shown in the sections.

Officer Note: Following comments from the Conservation Officer, the applicant amended the plans to include a cornice detail.

Officer's Analysis

Condition 5 of 20231274 is as follows:

Prior to the installation of the dormer window drawings to a scale of 1:10 for the dormer and joinery details at a scale of 1:2 or full size for the windows 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 and thereafter maintained.

Reason In order to protect the character and appearance of the Listed Building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policy TC2 of the Gravesham Local Plan First Review (1994).

The plans provided show the joinery of the rear dormer, using elevations and sections. It now shows an appropriate cornice detail as per the Conservation Officers comments. The details shown indicate a slim single glazed window with through glazing bars rather than 'stick on' glazing bars and appropriate frame width. It also shows the width of the dormer 'cheeks comparable to the window frame. The window cheeks would not be thick so as to reduce the prominence of the window, which should be the prominent detail in an appropriate window for this period. The detailing shown would be appropriate for this Listed Building. The Conservation Officer has not objected to the details with exception of the missing cornice detail, which was rectified by provision of amended plans.

Conclusion

The detail submitted adequately shows that the approved dormer would meet the aims of the condition; it would protect the character and appearance of the Listed Building.

As such it is recommended that sufficient information has been provided to discharge condition 5 and no further information or clarification is required.

Recommendation

Approval of Details.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	3rd April 2024	Dated:	04 April 2024