



Delegated Report

Application No:	20210930
Location:	Flat B 119 Windmill Street Gravesend Kent DA12 1BL
Description:	Replacement of 1no. french doors to front elevation, 1no. French doors to rear, window and back door to rear from UPVC to Wood.
Applicant:	Mrs Davis
Site Visit Date:	Desktop

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 14 September 2021.
Design and Access Statement rev D received 2 November 2021.
Drawing no. 2111 P 002 rev A (block plan) received 9 August 2021.
Drawing no. 2111 P 030 rev B (door and window schedule) received 2 November 2021.
Drawing no. 2111 P 001 rev A (location plan) received 9 August 2021.
Drawing no. 2111 P 010 rev A (site and floor plans) received 9 August 2021.
Drawing no. 2111 P 020 rev B (existing and proposed elevations) received 2 November 2021.

Relevant Planning History

19860292	Conversion of dwelling into 4 no self contained flats and formation of 2 car parking spaces at the rear	PER	21.07.1986
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Paragraph 33 of the National Planning Policy Framework (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- TC3 – Development Affecting Conservation Areas

Other material considerations

National Planning Policy Framework (2021)

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

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Conservation Areas Maintenance/Replacement Windows and Doors Guidance SPD (2020)

Planning (Listed Building and Conservation Areas) Act 1990

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.

Consultations, Publicity and Representations

Conservation Officer

No objection to the revised details.

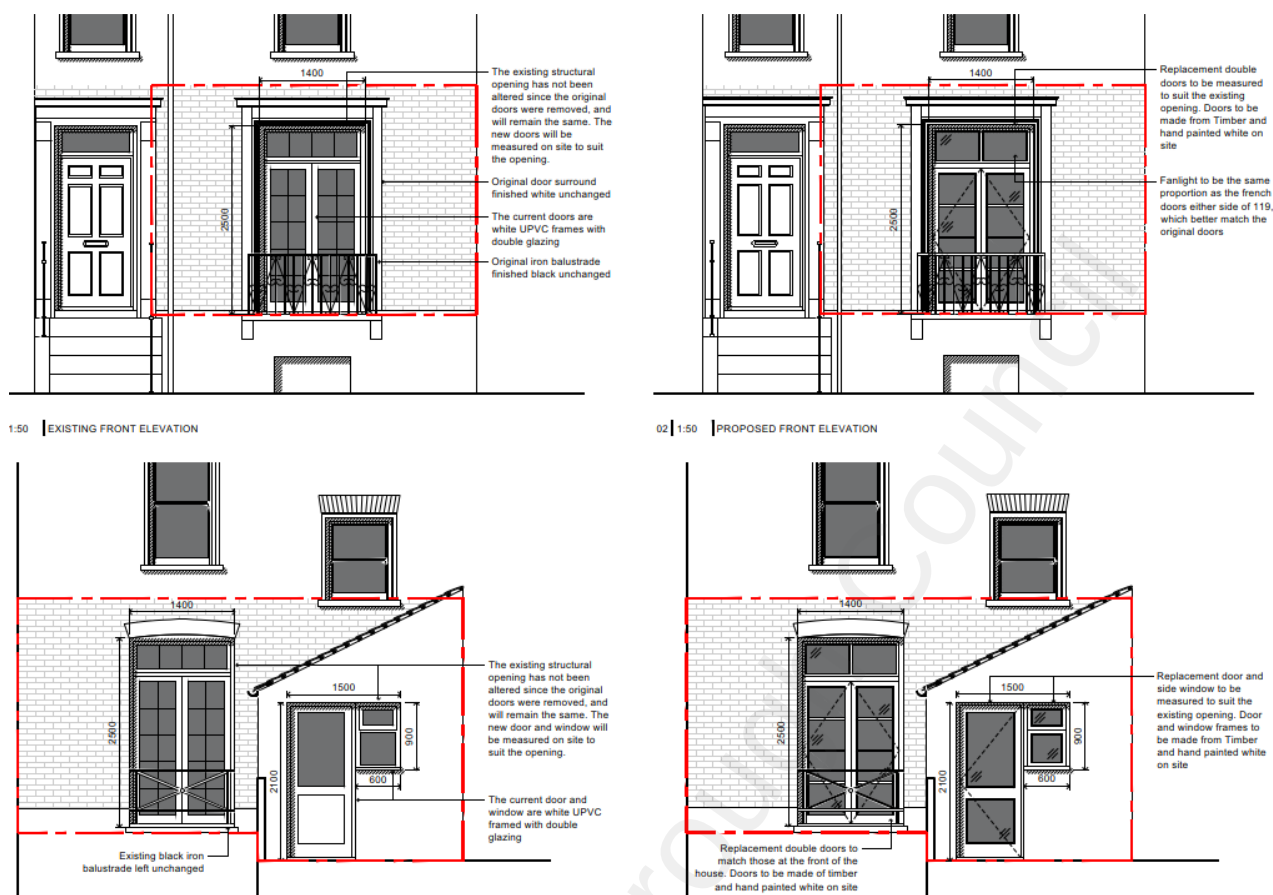
Neighbouring properties

The application was advertised on site, in the press and by individual letters to 16 neighbouring properties. No letters of representation have been received.

Analysis

Proposal

Replacement of 1no. french doors to front elevation, 1no. French doors to rear, window and back door to rear from UPVC to Wood. The original windows were replaced in uPVC in July 2020 and these were subject to an enforcement complaint. The new plans show the uPVC windows and doors to be replaced with painted timber.



Character, Appearance and Impact on the Conservation Area

The application site is located within a building that has been converted into flats. The building is located within the Upper Windmill Street Conservation Area. The buildings here date from the first half of the 19th century. Negative features of the Conservation Area include the loss of architectural features such as doors and windows.

The doors and windows had been replaced with uPVC without the benefit of planning permission and an enforcement investigation has resulted in this application for the replacement of these uPVC doors and windows with timber. The plans show the existing openings to remain the same, as well as the original door surround to the front. The replacement doors at the front will be measured to suit the existing opening, made from timber and hand painted white on site. The fanlight will be the same proportion as the French doors either side of 119. To the rear the openings will remain the same and the French doors will match those to the front. The rear single door and window will fit the existing opening and will be made from timber and painted white. These details are considered to preserve and enhance the appearance of the Conservation Area and therefore comply with the objectives of Policy TC3 of the Gravesham Local Plan 1994, Policies CS19 and CS20 of the Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2021. As the proposals are a result of an enforcement case a condition is recommended to ensure that the work is undertaken within 6 months of the decision being issued.

Amenity

Due to the nature of the application there will be no detrimental impact from the proposals to any neighbouring amenities or the amenities of future occupiers and therefore the proposals accord with Policy CS19 of the Core Strategy 2014 and par. 130f of the National Planning Policy Framework 2021.

Parking and Highways

Due to the nature of the proposals there will be no impact on parking or highway safety and therefore no objection is raised.

Conclusion

The proposed replacement doors and windows are considered acceptable in terms of the impact on the Conservation Area and therefore accord with the abovementioned Policies and, subject to conditions, recommended for approval.

Recommendation:

Permit

See draft Decision

Case Officer: AW	Team Leader: Faye Hobbs
Signed: 	Signed: 
Dated: 25 November 2021.	Dated: 25 November 2021