

Delegated Report

Householder Planning Application

Planning Application No: 20240578

Location: 30 East Terrace Gravesend Kent DA12 2DB

Description: Enlargement of an existing lightwell window opening, installation of new French doors, replacement of existing lightwell, replacement of pea shingle with slate chippings with the installation of a new external light adjacent the front door.

Applicant: Ms Theresa Waters

Site Visit Date: 31.07.24

Submitted Documents/Plans

Application Form;
Supplementary Information – Heritage Statement;
Supplementary Information – Design and Access Statement;
OS Plan (received on 17.07.24);
Drawing No. 02 – Block Plan;
Drawing No. 03 – Floor Plans – Existing;
Drawing No. 04 – Floor Plans – Proposed;
Drawing No. 05 – Lightwell – Existing and French Doors- Proposed; and
Drawing No. 06 – Front Elevations – Existing and Proposed.

Plan Note

The floor levels are incorrectly annotated on the floor plans, however, it is clear from the application submission what works are proposed. As such, it was not considered necessary to seek amendments.

Relevant Planning History

No relevant history.

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)

- TC3 – Development Affecting Conservation Areas

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 well-designed and beautiful places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 – Residential Layout Guidelines (2020).
- Householder Extensions/Alterations Design Guide (2021).
- Milton Place Conservation Area Appraisal (2009).
- Gravesend Town Centre Conservation Area Management Plan (2009).
- Conservation Areas Maintenance/Replacement Windows and Doors Guidance (2020).

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

GBC Conservation Officer

No comments received.

Neighbouring properties

Six surrounding properties were consulted, a site notice was displayed on 31.07.24, the application was advertised in the paper and no representations were received. The overall consultation period expired on 23.08.24.

Site Description and Context

30 East Terrace is a two storey property fronting the East of the Highway. The site falls within The Milton Place Conservation Area and is covered by an Article 4 Direction (Ar/98/3). Article 4 Directions were introduced in an attempt to address unsympathetic alterations to dwellings that harm or erode the character of the area. The aim of the Direction in regard to windows and doors is to resist the loss of traditional features and where these have already been lost, encourage the installation of appropriate replacements. Planning permission is required for development that fronts the highway, as specified within the Direction.

Site Photo

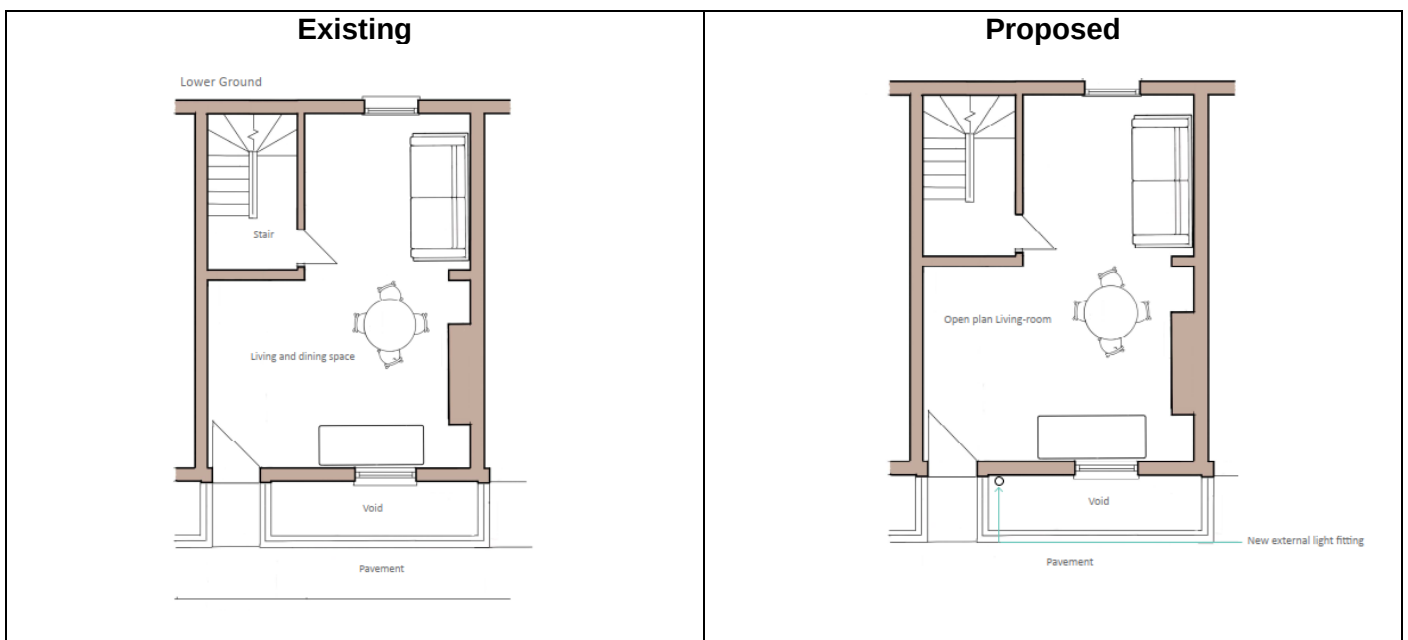


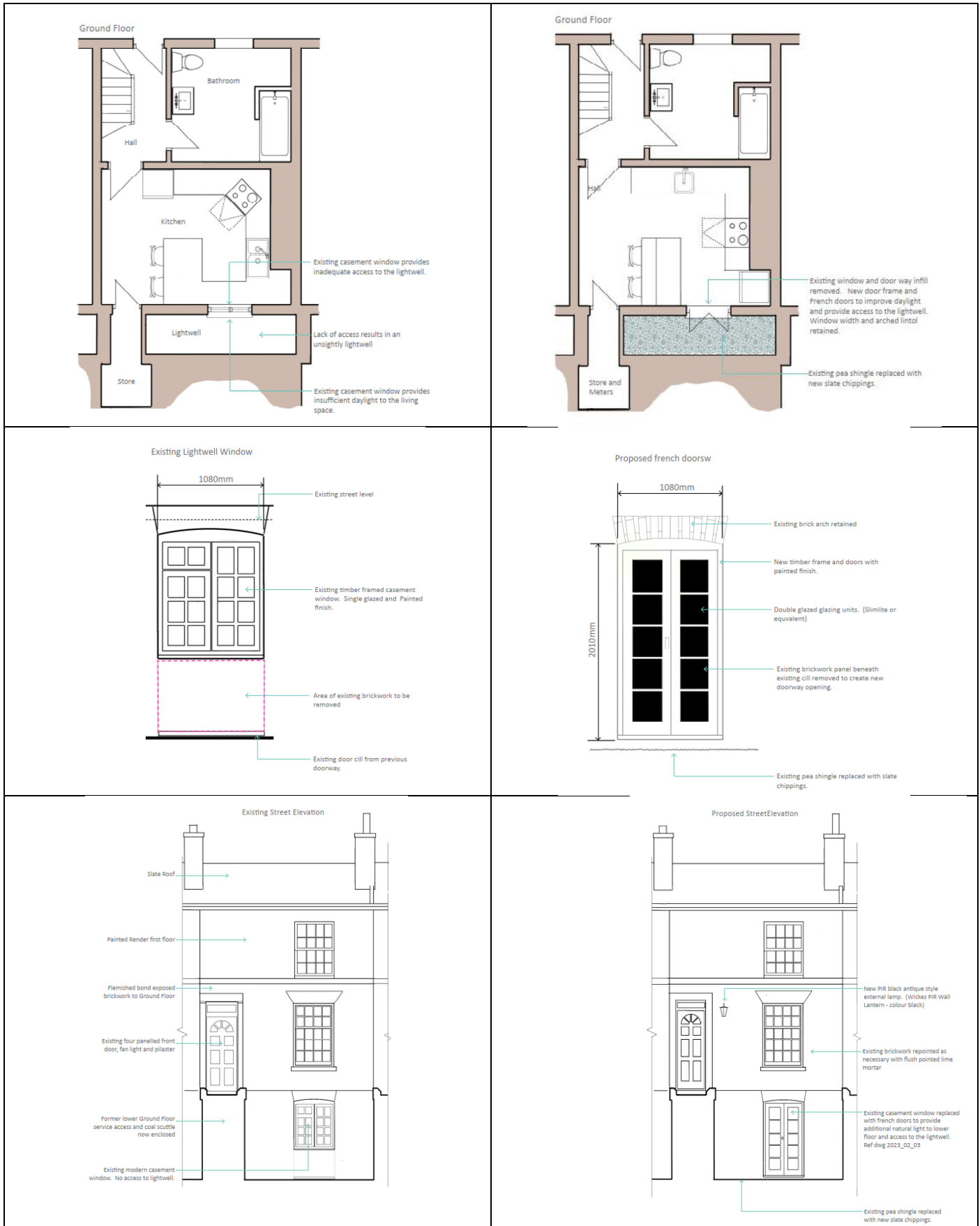
This application proposes the enlargement of an existing lightwell window opening, installation of new French doors, replacement of the pea shingle at the bottom of the lightwell with slate chippings, and the installation of a new external light adjacent the front door.

Proposed Development

The French doors would allow more light into the property, improve ventilation and would provide access to the lightwell for maintenance. The development included the installation of a lantern wall light at ground floor level (street level).

Dimensions are indicated on the plans below:





The lamp selected is a PIR Wall lantern retailed by Wickes (or similar.) It is a traditional styled lamp and in keeping with the nature of the home. The colour is black to match the other ironwork at the ground floor level.

Wickes Black PIR Lantern Wall Light - 60W
The Wickes Black PIR Lantern Wall Light is a classic design wall lantern constructed from durable aluminum. It activates it via motion detection and PIR sensor for added security and has a 5m range.



Officer's Analysis

Impact on the Conservation Area and Design, Character and Appearance

The site lies within the Milton Place Conservation Area. As such, the principle consideration for this proposal would be whether the development would preserve or enhance the character or appearance of the Conservation Area. As such, Policies CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 are relevant as well as Section 16 of the National Planning Policy Framework (2023). These policies place a high priority on the preservation, protection and enhancement of the heritage and historic environment.

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The Milton Road Conservation Area Appraisal (2009) identifies No. 30 East Terrace as a key unlisted building, considered to have 'townscape merit' that makes a positive contribution to the special interest of the conservation area.

Fenestration

The Heritage Statement included with this application provides some background information on the existing window in situ:

Heritage Statement

There is speculation in the advice that the existing window may be an original feature of the building.

On inspection, it appears that the former window was removed at some earlier stage and a doorway installed. This is evidenced from the existing doorway cill and the just visible lines of the door opening in the infill. Subsequent to this, the doorway was probably partly infilled and a casement window fitted to provide additional wall space for the current kitchen units. The rendering of the lightwell was probably carried out at this stage too to disguise dissimilar masonry used for the infill.

It is also probable that the original window would have been a sash type window to match the others on this primary elevation. Whilst the window is sympathetic in style it appears to be a mid to late 20th century with side opening casements windows and a ventilating window at high level.



Based on the information provided, the French doors proposed with this application would not be replacing an original window. The fenestration changes proposed here would be at basement level, there would be no alteration to the width of the doorway opening and there would be no impact on the existing lintel. The French doors would be constructed from timber, which would be painted, and would include slim-light double glazing. Although the doors would not exactly match the style of the other fenestration of the property, it is considered to be a sympathetic addition that, at basement level, would not detrimentally impact the character and appearance of the dwelling and conservation area. If permission were to be forthcoming, a condition can be included in the decision notice to ensure that the external materials proposed are appropriate and would compliment the existing dwelling, such as any façade mortar repair required.

Slate chippings

There are no concerns, in terms of design, character and appearance, that arise with replacing the pea shingle with slate chipping.

External light

The proposed external black aluminium wall light is a classical/traditional design. It raises no concerns in design terms.

Overall, the proposed development is considered to accord with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023). Furthermore, the development is in accordance with statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 (Development Affecting Conservation Areas) of Gravesham's Local Plan First Review (1994) as well as Section 16 of the National Planning Policy Framework (2023).

Amenity

The proposal would allow more light into the property, which would benefit future occupiers. The development would not impact neighbouring amenity. Therefore, the development is considered to safeguard the amenity of future occupiers and neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2023).

Any Other Material Planning Considerations

None.

Conclusion

The application has been fully considered and complies with local and national planning policy.

The proposed development has been designed to be sympathetic to the existing dwelling and its setting within the Milton Place Conservation Area. Therefore the proposed development is considered to accord with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023). Furthermore, the development is in accordance with statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 (Development Affecting Conservation Areas) of Gravesham's Local Plan First Review (1994) as well as Section 16 of the National Planning Policy Framework (2023).

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	29th August 2024	Dated:	2nd September 2024