



Delegated Report

Householder Planning Application

Planning Application No: 20231141

Location: 30 Melbourne Quay West Street Gravesend Kent

Description: Installation of two new UPVC windows.

Applicant: Mr Ashish Mohan Nimonkar

Site Visit Date: 18 June 2024

Submitted Documents/Plans

Application form;
Drawing no. 001 – Front Elevation Plans Existing & Proposed;
Window Details drawing (un-numbered);
Site Location Plan;
Block Plan;
Heritage Statement;
Window Details from window company;
Window Detail 1/2;
Window Detail 2/2.

Relevant Planning History

Reference	Description	Decision	Decision Date
19871112	Redevelopment of site by the erection of part 3,4 and 6 storey building, including changes of use of the existing car showroom at 93 & 94 West Street and former public house at 95 West Street to provide 29 two bedroom flats, 2 two bedroom studio flats, 16 one bedroom flats and one one bedroom studio flat all for elderly persons and including a warden's flat and associated porter's office and communal facilities; formation of car parking beneath and alterations to existing vehicular access onto West Street.	Permitted	13.05.1988

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 - Heritage & 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.

Other material considerations

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 (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places
- Section 16 - Conserving & enhancing the historic environment

Supplementary Planning Guidance

- High Street & Queen Street, Gravesend Conservation Area Character Appraisal (2009)
- Management Plan Gravesend Town Centre Conservation Areas (2009)
- Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020)

Other Guidance

Historic England Traditional Windows Their Care, Repair and Upgrading (2017)

Consultations, Publicity and Representations

Consultees

No response from:

- GBC Conservation Officer

Neighbouring properties

46 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 6 June – one response received (support) the comments of which can be summarised as follows:

- The windows must be exactly the same, in keeping with the rest of the building.

Officer's Analysis

The application site consists of a flat in Melbourne Quay a late 1980s flat development, the site is situated in the High Street & Queen Street Conservation Area.

The proposal relates to the replacement of two windows which are situated on the front elevation at third floor level in the roof space:



The principle consideration in the assessment of the application is whether the proposal would preserve or enhance the character and appearance of the High Street and Queen Street Conservation Area.

The existing windows are timber casements and it is proposed to replace them with uPVC casements:



The fact the existing windows are casements means it appears the existing windows are not original as it can be seen from Google Street view that the other windows either side at roof level for the neighbouring flats were timber sliding sash windows before they were replaced with their modern uPVC sliding sash windows so it appears all of the windows would have been that way. The windows in the application site flat have therefore been replaced from timber sliding sash windows to timber casements at some point in time prior to 2009 as they can be seen in the 2009 street view image. The existing timber casement windows are therefore immune from enforcement action as they have been in place for more than ten years.

The Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020) states that applications to replace inappropriate modern windows in post 1920 buildings should be approved subject to choice of style of replacement unit. It states that the replacement should match the appearance of traditional sashes/casement/metal windows as far as possible. As the existing windows have been casements for more than 10 years and are immune from enforcement it is considered that the proposal to replace the windows with further casement windows would therefore be acceptable on this occasion, notwithstanding that the original windows would have been sliding sashes and the other windows in the roofspace are sliding sashes, albeit modern replacements.

With regards to the use of uPVC, the Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020) does not rule out the use of uPVC just states that replacements should match the appearance of traditional casements as far as possible. There are a number of flats in Melbourne Quay that have had planning permission granted for and have replaced their windows with uPVC units including nos. 4, 6, 17, 18, 19, 20, 29 and 31. Nos. 29 and 31 are the flats which have windows directly either side of the application sites windows. As such no objections are raised to the use of uPVC in this case.

Given that the windows are located up at third floor level where the details would not be as discernible as if they were located lower down, it is considered on this occasion that a standard double glazing system would be acceptable. Also there are a number of other flats in the front elevation which have had standard double glazing permitted and installed.

The existing and proposed elevations show that the windows have/would have applied glazing bars in an arrangement of 9 squares however, the existing is certainly incorrect as the windows have 12 squares. The proposed window details also show that the windows would have applied glazing bars in an arrangement of 12 squares. It is considered that as the existing windows have 12 squares and this is the same amount as the other neighbouring uPVC sliding sash windows either side then 12 squares is the appropriate

arrangement and this could be conditioned should permission be forthcoming i.e. for the avoidance of double the replacement windows shall match the existing windows in respect of having a 12 square arrangement.

In summary, in respect of the proposal, it is for replacement of modern timber casement windows with uPVC casements. The existing windows are not the original late 1980s timber sliding sash windows that would have been in place (these having been replaced more than 10 years ago and the replacements now immune), their replacement with casement windows is therefore acceptable. The use of uPVC and standard double glazing is also considered acceptable given there are a number of other windows in the front elevation where permission has been granted for uPVC double glazed windows and they have been installed. Subject to a condition being attached to state that the windows shall have an applied glazing bar arrangement of 12 squares then it is considered that the proposal would preserve the character and appearance of the High Street and Queen Street Conservation Area. As such the proposal would be compliant with Policies CS19 and CS20 (LPCS), saved Policy TC3 and sections 12 and 16 of the NPPF (2023).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would preserve the character and appearance of the High Street and Queen Street Conservation Area and is therefore compliant with local and national planning policy.

Recommendation: Permission

(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:	19th June 2024	Dated:	19 June 2024