

Delegated Report

Householder Planning Application

Planning Application No: 20240754

Location: 10 Darnley Street Gravesend Kent DA11 0PJ

Description: Installation of new front door.

Applicant: Mrs. Nora Camann

Site Visit Date: 5th September 2024

Submitted Documents/Plans

- Application Form
- Site Location Map
- Existing and Proposed Block Plan
- Drawing No: 24-006 (Existing/Proposed Elevations)

Relevant Planning History

No relevant planning 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

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.

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

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

- SPD4 – Householder Alterations and Extensions Guidance (2021)
- Conservation Areas - Windows and Doors design guidance (2020)
- Darnley Road Conservation Area Character Appraisal (2009)
- Management Plan – Gravesend's 19th Century Suburban Conservation Areas (2009)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

GBC – Conservation Officer

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to six surrounding properties. The consultation period expired on 30.09.2024 and no comments were received.

Officer's analysis

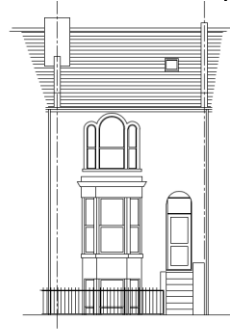
The application site consists of a four storey mid terrace dwelling on the southern side of Darnley Street. The property is situated in the Darnley Road Conservation Area and is covered by an Article 4 Direction, it is denoted as a positive building on the Council's Conservation area map. As such planning permission is required to replace the front door of the property as it does not retain any permitted development rights to carry out such alterations. 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

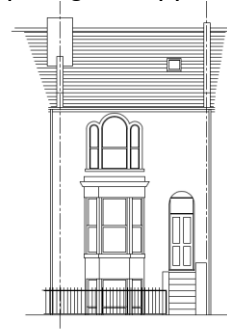
The existing front door is an aluminium frame with a single large, glazed panel. There are a number of surrounding properties which have wood panelled doors which are considered to positively enhance and preserve the character of the conservation area. The proposal is to replace the existing aluminium door with a wooden Victorian door.



The proposed elevations show the door as having four panels and generally of an acceptable appearance, however further information is required regarding the joinery and colour of the door and so should permission be forthcoming a condition will be imposed requiring the applicant to submit further details.



Existing Front Elevation



Proposed Front Elevation

The Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020) states that applications to replace inappropriate modern doors shall be approved subject to choice of style of replacement door. The replacement should match the appearance of traditional doors as far as possible.

Whilst in this case limited information has been submitted with the application the proposal would be acceptable subject to further detail. The dwelling is pre 1920 and has an existing inappropriate door. The proposal to replace this with a traditional looking wooden door would be an improvement and more authentic. Timber is preferable to the existing aluminium door as this would be in keeping with what the original door would have been constructed of. It is important for the applicant to confirm the proposed material of the door and which type of wood will be used as the application form simply states "wood" but does not define which type.

As such subject to conditions of further details of the joinery, colour and proposed material of the door 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 Local Plan Core Strategy 2014 and saved Policy TC3 Local Plan First Review 1994.

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:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	1 st October 2024	Dated:	7 th October 2024

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