

Delegated Report

Approval of Details Application

Application no:	20260488
Location:	Flat 1 19 Edwin Street Gravesend Kent
Description:	Application for the approval of condition 3 (Basement window) and condition 4 (Railings) attached to planning reference number 20241057.
Applicant:	Mr Aaron Prowse
Site Visit Date:	N/A

Planning permission for replacement of basement door with window. Installation of railings to lightwell was refused under application ref. 20241057 on 23/01/2025. The applicant appealed this decision and the Inspector allowed the appeal on 19/09/2025. This was subject to a number of conditions including condition nos. 3 & 4 which this application seeks to discharge.

The information that has been submitted in pursuance to this condition is:

- Application form;
- Site Location Plan;
- Drawing no. C3624-1 – Proposed Railings
- Drawing no. C3624-2 – Proposed Basement Window – General Design; and
- Drawing no. C3624-3 – Proposed Basement Window – Generic Details.

Consultations

None.

Analysis

Condition 3

Condition 3 is as follows:

3) Notwithstanding the details submitted with this application, prior to the installation of the new window at basement level, details of the materials to be used in the window and a drawing at a scale of 1:10 with 1:2 or full size joinery details of the window 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.

The joinery details show a timber sliding sash window with individually constructed components with properly constructed glazing bars (not stuck on glazing bars) in a 4-over-8 pattern with 12mm slim-lite glazing. As a basement window and with the proportions of the opening this would be an acceptable arrangement.

Overall, it is considered that sufficient information has now been submitted for the discharge of condition 3 of planning permission reference number 20241057.

Condition 4

Condition 4 is as follows:

4) Prior to the installation of the railings, a drawing at a scale of 1:10 of the railings 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.

The railing details do not show individually set railings within a plinth wall as would be how railings are traditionally set but instead shows the railings would be attached to a bottom rail which is a modern interpretation of traditional railings. Whilst it would be preferable for the traditional individually set railings, on this unlisted property in a Conservation Area it is considered acceptable but would not be for listed buildings. The finials and the balls on the dividing posts are of standard design. The railings are not of traditional design but as stated are on balance considered acceptable on this unlisted building in a Conservation Area.

Overall, it is considered that sufficient information has now been submitted for the discharge of condition 4 of planning permission reference number 20241057.

Conclusion

It is considered that sufficient information has been submitted for the discharge of conditions nos. 3 & 4 of planning permission reference number 20241057.

Recommendation:

Approval of Details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	3rd July 2026	Dated:	3rd July 2026