



Delegated Report

Householder Planning Application

Planning Application No: 20250186

Location: 1 The Avenue Gravesend Kent DA11 0NA

Description: Installation of replacement casements to existing windows including: bedroom 1 and en-suite bathroom windows and living room windows.

Applicant: Mr & Mrs R. Basra

Site Visit Date: 14 March 2025

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. 540/02 Existing block plan;
Drawing no. 540/03 Existing layouts and roof plan;
Drawing no. 540/04 Existing elevations;
Drawing no. 540/PL01 Proposed block plan;
Drawing no. 540/PL02 Proposed layouts and roof plan;
Drawing no. 540/PL03 Proposed elevations;
Drawing no. 540/PL04 Proposed window elevations;
Drawing no. 540/PL05 Proposed window profiles;
Red line site boundary plan;
Design & Heritage Statement;
Email from the agent regarding Overlay Stained Glass received 22 April 2025; and
Email from the agent with letter attached received 24 April 2025.

Procedural Issues

Following a request from the case officer, the applicant amended the proposal to include details of the proposed stained glass replacement windows.

Relevant Planning History

Reference	Description	Decision	Decision Date
20170413	Application for the approval of condition 3 attached to planning permission reference no. 20160235 relating to details/samples of the proposed cast stone, brickwork and tiling to be used in the development and the design of the architectural detailing of the porch.	Approved	21.06.2017
20160235	Erection of an open porch against the north elevation of the existing dwelling and the erection of a summer house at the bottom of the rear garden.	Permitted	27.04.2016
20120287	Application for approval of condition 3 attached to planning permission reference number 20120045 relating to the external materials.	Approved	02.08.2012

20120045	Demolition of existing garage and conservatory and erection of a two storey side and single storey rear extension to form breakfast area, garage, utility room and wet room at ground floor level with two bedrooms and bathroom/wc at first floor level.	Permitted	08.03.2012
20110087	Erection of two storey side and rear extension to form kitchen and utility room at ground floor level with three bedrooms and bathroom/wc at first floor level.	Refused	31.05.2011
20100637	Change of use of former staffed hostel for mentally handicapped adults into a residential dwelling.	Permitted	23.08.2010

Development Plan

Gravesham Local Plan Core Strategy (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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 16 – Conserving and Enhancing the Historic Environment

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Conservation Areas Maintenance/Replacement Windows and Doors Guidance 2020
- Pelham Road/The Avenue Conservation Area Character Appraisal 2009

Consultations, Publicity and Representations

GBC Conservation Officer

Initial response:

The patterned leaded lights are original and authentic, being made of pieces of cut glass set in leaded comes. Modern double glazed leaded lights are produced from single sheets of glass with an applied (stuck on) lead. The reflective quality and appearance cannot be reproduced with this appearance,

resulting in a loss of the authentic historic appearance and character of the window. It is recommended that the ornate pattern leaded lights should be retained and not be replicated in sealed double glazed units as this will result in a loss of the original leaded light construction. All other windows can be replaced with sealed units as indicated in the drawings.

Second response (relating to Overlay Stained Glass details):

I've not come across this product and it certainly appears to achieve the appearance of stained glass. It would not be appropriate in all cases, but I can advise it would be acceptable in this situation. Can you condition that a sample of the stained glass is submitted for approval before manufacture of the windows is carried out?

Neighbouring properties

The application was publicised by a site notice, a press notice and to nine neighbouring properties by letter. No representations have been received. The overall consultation period expired on 04 April 2025.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to window/door alterations, the Householder Extensions/Alterations Design Guide (2021) requires the type, proportions, frame pattern and materials of the new windows and doors to match those of the original house.

The application site is located in the Pelham Road/The Avenue Conservation Area and as such, Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 are also relevant. These policies place a high priority on the preservation, protection and enhancement of the heritage and historic environment.

The Conservation Areas Maintenance/Replacement Windows and Doors Guidance 2020 sets out the Council's approach to traditional windows, which is to preserve the integrity of historic buildings and conservation areas in Gravesham through retention, reinstatement and replacement of these original architectural features.

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 conservation areas.

It is noted that in the Pelham Road/The Avenue Conservation Area Character Appraisal 2009, the application property is highlighted as a key unlisted, landmark building, which provides a focal point within the Conservation Area and which makes a positive contribution to the special interest of the Conservation Area.

The proposed development would involve the installation of painted timber casements (whilst retaining the existing frames) into existing window openings located in the northern, southern and western elevations of the building. The replacement windows would be painted in white gloss and have leaded lights and stained glass to match the existing windows.

It is noted that the GBC Conservation Officer initially raised concerns regarding the replacement of the stained glass windows but following the submission of additional details, he raised no objection to the

proposal.

Overall, the proposed development would be appropriate in terms of design and would have a positive impact on the character or appearance of existing building and the surrounding Conservation Area. Therefore, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014), Saved Policy TC3 of the Gravesham Local Plan First Review (1994), the Conservation Areas Maintenance/Replacement Windows and Doors Guidance 2020 and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

The proposed development would improve the living conditions for future occupiers and as such, would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Neighbouring Amenity

The proposed development would not alter the location or orientation of the existing windows and as such, there would be no adverse overlooking impacts to surrounding occupiers. As such, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Any Other Material Planning Considerations

The application property is within an area covered by an Article 4 direction (reference Ar/08/2) which removes various permitted development rights from dwellings including Class A, Part 1 of Schedule 2 to the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended), which would allow the replacement of windows. Hence this application has been made.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Submission of details and sample of stained glass windows

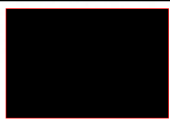
Conclusion

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Recommendation

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	06 May 2025	Dated:	06 May 2025