



Delegated Report

Householder and Listed Building Consent Applications

Planning Application No: 20230978
20230979

Location: Norwood Farm House Norwood Lane Meopham Gravesend

Description: 20230978 - Replacement of existing mix of timber and uPVC single & double glazed windows and rear French door with timber, slim-lite double glazed windows and French door, replacement of plastic guttering with cast iron guttering and replacement of existing outside plug socket with an electric car charging port.

20230979 - Application for Listed Building Consent for the replacement of existing mix of timber and uPVC single & double glazed windows and rear French door with timber, slim-lite double glazed windows and French door, replacement of plastic guttering with cast iron guttering and replacement of existing outside plug socket with an electric car charging port.

Applicant: Mrs Victoria Gilson

Site Visit Date: 20 October 2023

Submitted Documents/Plans

Application form;
Location Plan;
Site Plan;
Drawing no. PE-01 Rev. No. 1 – Proposed Elevations;
Drawing no. EE-01 – Existing Elevations;
Drawing no. EFP-01 – Existing Floor Plans;
Drawing no. EWE-01 – Existing Window Elevations Front and Rear;
Drawing no. EWE-02 – Existing Windows Elevations Right and Left Hand Side;
Drawing no. DD-01 – Existing and Proposed Window Details;
Drawing no. DD-02 – Existing and Proposed French Door Details;
Drawing no. PFP-01 – Proposed Floor Plans;
Drawing no. PWE-01 – Proposed Window Elevations Front and Rear;
Drawing no. PWE-02 – Proposed Window Elevations Right and Left Hand Side;
Heritage Statement;
Design and Access Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20180531	Application for Listed Building Consent for the replacement of all windows in the property with the existing timber single glazed windows to be replaced with timber double glazed windows and the existing PVC double glazed windows to be replaced with PVC double	Refused	17.01.2019

	glazed windows; replacement of the existing PVC double glazed French doors with PVC double glazed French doors.		
20140448	Application for Listed Building Consent for internal alterations to provide first floor corridor, second floor bedroom and new second floor landing rooflight.	Permissio n	22.08.2014
19820274	Application for Listed Building Consent for internal alterations and for the construction of two dormers in rear roof slope including the reforming of lower part of rear roof and the raising of the Norwood farmhouse rear walls to provide two bathrooms.	Permissio n	30.06.1982

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 and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Buildings

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

The Council has a statutory requirement under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, the Council has a statutory duty in considering whether to grant planning permission for development which affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architect or historic interest which it possesses.

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

- Maintenance/Replacement Windows and Doors Guidance (2020)
- Listed Buildings A Guide for owners and occupiers (2020)

Other Guidance

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

Consultations, Publicity and Representations

Consultees

Dickens Country Protection Society

Notes that timber, traditional materials and forms of construction are proposed and the Society does not object to the introduction of double glazing in the windows.

No response from:

- GBC Conservation Officer
- Meopham Parish Council
- National Amenity Societies

Neighbouring properties

20230978 - 4 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 02/12/2023 - no responses received.

20230979 – Site and press notices - overall consultation expiry date was 02/12/2023 - no responses received.

Officer's Analysis

Norwood Farm House is a grade II listed building; the principal issue in the consideration of this application is whether the proposal would preserve the special architectural or historic interest of this grade II listed building.

The listing description is as follows:

C17. Two storeys with attics. Red brick with string course. Half-hipped tiled roof. Central stack. Five sashes with glazing bars. Small pediment hood on brackets to front door.

Norwood Farm House was listed in 1982 - a Building Preservation Notice was served on the then owner in February 1982 as the Council considered the building to be of special architectural and historic interest and works were underway at the time that may have affected its character as a building of such interest. The building was subsequently listed by the Secretary of State on 5 August 1982. In the interim period a listed building consent application was submitted for internal alterations and the construction of two dormer windows in the rear roof slope including the reforming of the lower part of the rear roof and the raising of the rear walls to provide two bathrooms; this was granted listed building consent on 30 June 1982 (19820274). Most recently further internal alterations to the main dwelling to provide a first floor corridor, second floor bedroom and new second floor landing rooflight were permitted under reference 20140448.

Planning permission was refused in 2018 for 'Listed Building Consent for the replacement of all windows in the property with the existing timber single glazed windows to be replaced with timber double glazed windows and the existing PVC double glazed windows to be replaced with PVC double glazed windows; replacement of the existing PVC double glazed French doors with PVC double glazed French doors under ref. 20180531. This was refused on the following ground:

The proposal by virtue of the design, detailing and double glazing of the timber windows and the material, design, detailing and double glazing of the uPVC windows and doors would be unauthentic and unsympathetic replacement windows and doors that would cause harm to the architectural and historic interest of this grade II listed building. As such, the proposal is contrary to Policies CS19 (Development

and Design Principles) and CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy 2014, saved Policy TC2 (Listed Buildings) of the Gravesham Local Plan First Review (1994) and section 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (NPPF).

These current planning and listed building consent applications are to replace the existing windows in the property which are a mix of timber and uPVC sash and casement windows with timber sash and casement windows with slim lite double glazing and also replace the existing French doors with slimlite double glazed doors. It therefore needs to be seen whether the proposal would protect the architectural and historic interest of this grade II listed building and whether ground of refusal of ref. 20180531 has been addressed.

The windows that are currently in the property are a mixture of timber single glazed windows, timber single glazed casement windows, uPVC double glazed casement windows and a set of uPVC French doors. The photographs on the 19820274 planning file which are dated 2 March 1982 show how the property appeared just after the Building Preservation Notice being served and just before the building was formally listed (see appendix 1). These photographs show that the property had timber sliding sash windows with exposed box frames in the front elevation of the property. There was a timber casement window in between the two first floor level windows. In the roof slope were two timber casement windows. In the rear elevation there were two casement windows and a door; (the works permitted under reference 19820274 were yet to be carried out). In the right hand side elevation there were two timber sash windows with exposed box frames at ground and first floor. There was also a small casement window at ground floor level and a window at basement level. In the left hand side elevation there were three timber casement windows; the one at first floor level occupying part of a previous window opening that had been infilled.

It is therefore clear from a comparison of the photographs taken on 2 March 1982 and of the property at the current time, that at some point since 2 March 1982 all of the windows in the property were replaced. Listed Building Consent would have been required to replace any of the windows in the property once the Building Preservation Notice had been served which was in February 1982. It can be seen from looking at the planning history for the site that there have been no applications made to replace the windows since this time and therefore it would appear the windows were replaced without the benefit of listed building consent. Although it can be seen that in 1982 not all of the windows were original or period fabric, it is clear that there has been a loss of some original/period windows. This loss of historic fabric is in itself harmful to the listed building and furthermore the existing windows that have been installed are unacceptable in a number of respects. These relate to matters such as the replacement sash windows not replicating the original windows and the use of plastic for some of the windows. The matter of the current windows in the property will therefore need to be investigated by the Council's Planning Enforcement team as there is no time period for immunity for unauthorised works carried out to a listed building.

In respect of the current proposal the use of timber is an appropriate material, however, the use of slimlite double glazing is not acceptable. Double glazing is not an authentic feature for windows in a listed building of this age and character whether standard double glazing system or slimlite double glazing. Even with the narrow profile of the units in a slimlite double glazing system, the proposed windows would have a reflective double image that would unacceptably harm the special interest of this listed building and again to reiterate, double glazing of any form is not an authentic feature to have in a listed building of this age or character. It would be an incongruous feature that would be unacceptably harmful to the architectural and historic importance of this grade II listed building.

The harm that would be caused is considered to be less than substantial, in such circumstances the NPPF (2023) advises that where a proposal would cause less than substantial harm to the significance of a designated heritage asset, that this harm should be weighed against the public benefits of the proposal. It is stated in the submission how the existing windows are in a very poor condition and also states how the proposal would significantly improve the dwelling's energy efficiency and thermal performance, reduce heat loss and enhance comfort within the building. However, with regards to these factors Historic England advice sets out that although windows are generally accepted to amount to 10-20% of heat loss from buildings, this will vary greatly from building to building depending on size and number of openings in relation to the external wall area and that in many older buildings, windows are small relative to wall areas

so the cost of double glazing will seldom be covered by energy savings within the lifetime of the insulated glazed units. Historic England advise that the thermal performance of traditional windows can be improved significantly by more appropriate methods such as draught proofing and secondary glazing and further benefits can be gained from closing curtains, blinds and shutters. It is stated that some of these measures can enable buildings that retain their historic windows to be more energy efficient than buildings whose windows are simply replaced with double glazed units.

The applicant's desire to improve the energy efficiency of the property, reduce heat loss and enhance comfort within the building are noted however, for the reasons above this is not considered outweigh the harm that has been found. Furthermore, in respect of the matter of the condition of the windows, the proposed windows are not only the option to address this matter and given that all of the windows have been replaced at some point since 2 March 1982, no objections would be raised to their replacement with timber, single glazed windows subject to planning and listed building consent and appropriate detail etc.

In summary, whilst no objections are raised to the use of timber for the proposed replacement windows, there is an objection to the use of slimline double glazing for the reasons given above. The NPPF (2023) advises that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. For the reasons given above, it has been found that the proposed replacement windows would not preserve this grade II listed building and its special interest, and therefore would be contrary to Policies CS19 and CS20 (LPCS), saved Policy TC2 (LPFR) and section 16 of the NPPF (2023).

There are no objections to the other elements of the proposal for the replacement of existing plastic guttering with cast iron guttering which would be an enhancement, nor the proposed replacement of an existing outside plug socket with an electric car charging port.

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposed replacement windows and French door by virtue of the slimline double glazing would be unauthentic, incongruous and unsympathetic replacement windows and doors that would not preserve the architectural and historic interest of this grade II listed building but would cause harm to it. As such, the proposal is contrary to Policies CS19 and CS20 (LPCS), saved Policy TC2 (LPFR) and section 16 (NPPF (2023).

Recommendation:

20230978 – Refusal

20230979 – Refusal

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	22nd December 2023	Dated:	22nd December 2023