



Delegated Report

Planning Application

Planning Application No: 20231294

Location: 62 Windmill Street Gravesend Kent

Description: Replacement of windows and door to north elevation.

Applicant: Quota Ltd

Site Visit Date: 25 January 2024

Submitted Documents/Plans

Application form;
Site Location Plan;
Drawing no. 23-1433-10A – Existing and Proposed;
Drawing no. 23-1433-11 – Existing & Proposed Block Plan;
Drawing no. 23-1433-12 – Window Details;
Drawing no. 23-1433-13 – Entrance door details; and.
Window Brochure.

Relevant Planning History

Reference	Description	Decision	Decision Date
20231293	Application for the approval of conditions 3 attached to planning permission reference number 20230846 relating to drawings to a scale of 1:10 of the new door together with joinery details at a scale of 1:2 or full size.	Refusal of Details	09.02.2024
20230846	Alteration of a window to a door on north elevation in connection with repositioning of the entrance to flat 3.	Permitted	09.10.2023

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)

- 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 and enhancing the historic environment

Supplementary Planning Guidance

- Upper Windmill Street Conservation Area Conservation Area Character Appraisal (2009)
- Management Plan Gravesend Town Centre Conservation Areas (2009)
- Maintenance/Replacement Windows and Doors Guidance (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

30 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 23.02.2024 – no responses received.

Officer's Analysis

The application site consists of former Milton Hall, a detached building situated on the eastern side of Windmill Street. It is located in the Upper Windmill Street Conservation Area.

The principle issue in the consideration of this application is the impact on the character and appearance of the building and whether the proposal would preserve or enhance the character and appearance of the Upper Windmill Street Conservation Area.

Design, Character and Appearance including Heritage

Milton Hall consists of a mid-19th century former music hall (1859 is painted in the front arch of the building). It is situated in the upper part of Windmill Street where there are a number of fine buildings in the Upper Windmill Street Conservation Area of varying ages and styles. In the immediate area there are buildings dating from the Georgian period and the first half of the 19th century as well as some mid 20th century buildings opposite. This upper part of Windmill Street particularly developed to meet the demands for accommodation and leisure pursuits of tourists when Gravesend became popular as a resort in the first half of the 19th century; Milton Hall being one such leisure pursuit.

The building still retains many original features externally such as the Corinthian pilasters and round headed treatment of the frontage together with doric pilasters, decorative frieze and deeply recessed round headed window architraves on the north side elevation facing South Street. In this elevation there is a row of four windows set within round headed recesses, then a timber door and lastly another window. The windows are timber, single glazed casements and the door is timber four-panelled design.

Permission was given for alteration of the western-most window (the one nearest to the front elevation) to a door under ref. 20230846. This was subject to conditions including condition 3 which requested 1:10 details of the new door together with joinery details at a scale of 1:2 or full size. The application for approval of condition 3 (ref. 20231293) was refused as the details showed the door would be composite material, be of thick and chunky proportions, have thick double glazing for the side light and its colour would be an unsympathetic addition which would be out of keeping with the character and appearance of the host building and would not preserve the character or appearance of the Upper Windmill Street Conservation Area.

This current application is to replace all of the other windows in this side elevation (the other three windows in the round headed recesses and the window further back in this elevation) with uPVC double glazed sliding sash windows and replace the door with a composite door (the same as was refused in the approval of details under ref. 20231293 for the details of the new door to replace an existing window and which is also shown on the proposed plans).





Firstly, the Council's Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020) states that applications to replace traditional vertical sliding timber sash/casement windows with standard uPVC units will be refused. The proposal to replace existing timber casement windows with uPVC sash windows is therefore unacceptable in that not only would sash windows be completely out of keeping with the character and appearance of the building as its windows are casements but also the choice of material i.e. uPVC would be completely unauthentic and unsympathetic to the age and style of this building. The existing windows are timber and it would be expected that any replacement windows would be timber also, not uPVC. Timber is an authentic material for windows in a building of this age, not uPVC and in timber the proportions of a window are much more sympathetic and elegant than the thick and chunky proportions of the uPVC windows proposed. The proposed window details submitted show the uPVC windows would be of extremely thick proportions with a standard thick double glazing system including stuck on glazing bars.

As with previous application ref. 20231293 the proposal to replace the existing timber door in the side elevation with a composite door in a wood grain effect would be unacceptable. The 1:2 details show that the proposed door and frame would be of extremely thick and chunky proportions with a thick double glazing system for the side light also. Given the existing door which it is proposed to replace is timber, it would be expected that any replacement door would be timber also, not composite. Timber is the authentic material for a door in this age and style of building, not composite, and in timber the proportions of the door would be much more sympathetic and elegant rather than the thick and chunky proportions of the composite door which is proposed.

Overall, therefore the proposal to replace the existing timber, single glazed casement windows with uPVC double glazed sliding sash windows and to replace the existing timber door with a composite door by virtue of the material, design, proportions and detailing would be a highly unsympathetic, unauthentic and incongruous alteration harmful to the character and appearance of the building and would not preserve the character or appearance of the Upper Windmill Street Conservation Area but would cause harm to it. As such the proposal is contrary to Policies CS19 and CS20 (LPCS), saved Policy TC3 (LPFR) and section 16 of the NPPF (2023).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposed replacement windows and door by virtue of the material, design, proportions and detailing would be a highly unsympathetic, unauthentic and incongruous alteration harmful to the character and appearance of the building and would not preserve the character or appearance of the Upper Windmill Street Conservation Area but would cause harm to it. As such the proposal is contrary to Policies CS19 and CS20 (LPCS), saved Policy TC3 (LPFR) and section 16 of the NPPF (2023).

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	11th March 2024	Dated:	11 March 2024