

Delegated Report

Approval of Details Application

Application no:	20240051
Location:	Northfleet United Reformed Church Dover Road Northfleet Gravesend
Description:	Application for approval of condition 2 attached to planning permission reference number 20221320 relating to details of joinery for two replacement windows.
Applicant:	Pastor Bode Haastrup

Planning permission was granted for 'Removal of front elevation uPVC windows & reinstatement of timber windows and surrounds' under application ref. 20221320. This was subject to conditions including condition no. 2 which this application seeks to discharge.

Consultations

GBC Conservation Officer

Having reviewed the details submitted these are now acceptable providing the gaskets referred to on the drawing are the same colour as the window frames (which should be white).

No further comments.

Analysis

Condition 2 is as follows:

Within six months from the date of this permission, details at a scale of 1:2 or full size of all joinery details for the two replacement windows shall be submitted to and approved, in writing, by the Local Planning Authority. The replacement windows shall thereafter be installed in accordance with the approved details no later than June 30 2024.

Reason *No such details have been received and in order to ensure the existing unauthorised windows are removed and the permitted windows are installed in a timely manner in order to protect the character and appearance of the host building and the streetscene in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).*

The information which has been submitted in pursuance of this condition is:

- Application form;
- Drawing no. TTWAD-2023-001 Issue A – Replacement of Timber Windows with Softwood, Double Glazed casement frame.

The Council's Conservation Officer advises that the joinery details are acceptable providing that the gaskets are the same colour as the window frames which should be white; the submitted drawing shows that the window frames and gaskets will be white.

The details show that the coloured glass would be painted both outside and inside which is welcome and will replicate the coloured glass that the original windows which were removed had. It is considered that the joinery details for the permitted replacement windows are acceptable and will protect the character and appearance of this non-designated heritage asset and the streetscene.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	25th March 2024	Dated:	25 March 2024