



25th April 2025

FAO Ethan Bonthron
Development Control Services
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend Kent
DA12 1AU

7 Wrotham Road, Gravesend – Planning Ref: 20241015

Creation of new window openings, replacement windows and associated alterations

Dear Ethan,

I am writing in response to your request for additional information to support the above referenced application proposal.

Trickle Vents

The Maintenance/Replacement Windows and Doors Guidance SPD states at paragraph 8.15 that “Visible trickle vents are not acceptable on un-listed historic buildings. Trickle vents are not acceptable on listed buildings”. The proposal site is not listed, which means that trickle vents are acceptable in principle, provided they are hidden when on an un-listed historic building. The only part of the site that could be described as an un-listed historic building would be the original property at 7 Wrotham Road, where for similar reasons it has been agreed to use traditional timber sash windows rather than UPVC. For all of the Timber Sash windows specified, the trickle vents will be concealed (details in accompanying drawing set). As such the requirements of the SPD have been met.



It is noted that there is a preference from officers to not have any visible trickle vents within the Conservation Area. However, this requirement is not stated in policy, in the SPD, or in the conservation area appraisals. It is also considered to be more appropriately applied to historic buildings (as per the SPD). The proposed windows are replacing dated aluminium framed windows that required removal and could not be replaced like for like. The Ecoslide vertical sliding sash product is an improvement in terms of its performance and overall aesthetic. Whilst it is necessary to have trickle vents in order to meet building control and there is no policy or guidance that prevents this on what is a 1970s building of little merit, the applicant has sought to procure covers for the vents to mitigate their visual impact. The replacements no longer protrude and are considered to be a significant improvement, as illustrated below (left hand side):



Figure 1 – replacement trickle vent cover (on the left hand side)

Window sills

Humber Cast Stone's Product CL07 has been selected for the window sills. Figure 2 illustrates the dimensions and extent of protrusion, whilst Figure 3 illustrates the proposed buff colour.

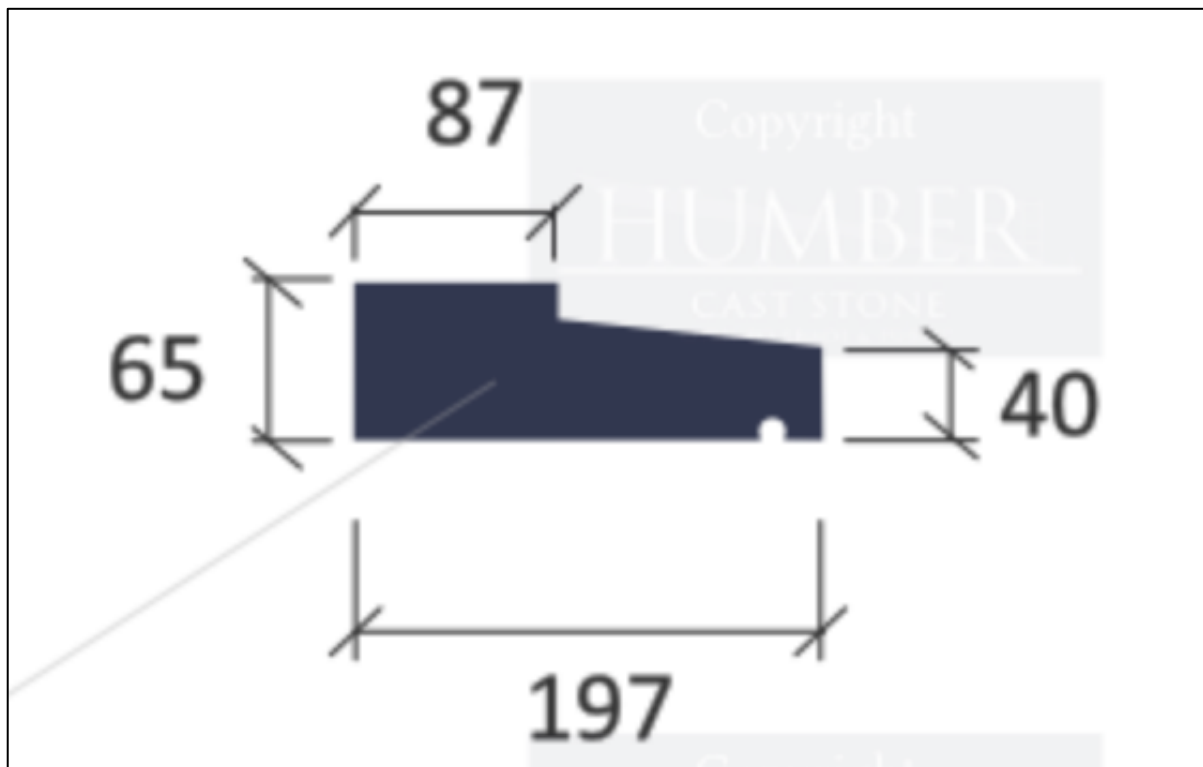


Figure 2 – Window Cil dimensions



Figure 3 – Colour (Buff)

Brick Infills

Marble Grey facing bricks have been selected from Marshalls, which are considered to be a good match to the existing brick and will be used for infilling the areas of panelling that have been removed below the windows (See link and image at Figure 4):

<https://www.marshalls.co.uk/bricks-and-masonry/products/contemporary-facing-bricks-marble-grey>



Figure 4 – Marshall's Marble Grey facing brick

The windows also have surrounds which infill the gaps around each new insertion and provide a professional finish.

Scale drawings

You have requested that we provide scale drawings at 1:10 and joinery details at 1:2 for the timber framed windows. These drawings are enclosed alongside this letter. The drawings illustrate the concealed trickle vents.

The Electricity Box

A meeting was held with UKPN on site on 28th March 2025 and a new position was agreed internally within the communal utility cupboard. The quote has been accepted and the works will take place shortly to relocate the existing external box. We therefore consider this matter to have been dealt with.

I trust that the above is clear and the application is now able to be determined positively. Should you have any queries in relation to any of the attached information, please do not hesitate to contact me.

Yours faithfully,

Ben Kelly MRTPI
Director

West Green Planning

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