



Delegated Report

Planning Application

Planning Application No: 20250656

Location: 17 Darnley Road Gravesend Kent DA11 0RZ

Description: Removal of non original bay window at ground floor level and replacement of windows throughout the property.

Applicant: Mandeep Hayer

Site Visit Date: 14th July 2025

Submitted Documents/Plans

Planning Application Form;
Drawing No. 22-1421-20 – Floor Plans and Elevations and OS Plan – Existing;
Drawing No. 22-1421-21A – Plans and Elevations As Proposed;
Sliding Sash Window Details – Ground Floor;
Sliding Sash Window Details – First Floor;
Sliding Sash Window Details – Second Floor;
Inward Opening Door Detail;
Outward Opening Door Detail;
Agua Wood Windows Commercial Order; and
Planning Statement.

~~Drawing No. 22-1421-21 – Plans and Elevations As Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20230116	Application for the approval of conditions 4, 5, 6 and 7 attached to planning permission 20220831 relating to details of secure, covered and accessible cycle storage facilities (comprising a minimum of 1 space per flat) to serve the development, details of the refuse arrangements, a scheme of hard landscaping and a scheme detailing the proposed soft landscaping.	Approval of details	30.03.2023
20220831	Subdivision of the existing dwellinghouse to create three self-contained units with associated amenity space	Permitted	05.01.2023

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
- CS120 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- 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
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Darnley Road Conservation Area Character Appraisal (2009)
- Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020)

Consultations, Publicity and Representations

Consultees

GBC – Environmental Protection

We have no comments with regards to this application.

GBC – Conservation

29.09.25

The application site is located in the Darnley Road conservation area and a prominent position on one of the main roads into the town centre. It forms part of the terrace (numbers 15,17 and 19 Darnley Road) of yellow stock brick late Georgian town houses under slate roofs. Number 17 has lost its original boundary railings and front garden, which has been replaced with an unattractive hardstanding. It is however the only building to retain its original upper floor multi-paned vertical sliding sash windows, with later Victorian blind boxes (an external pelmet to conceal a roller blind, they are relatively rare and should be retained). The terrace is of local historic interest and therefore considered to be non-designated historic buildings. Number 15 retains its original residential elevation with gauged brick arched window and door heads; whilst 17 and 19 pay tribute to the later retail expansion of the town centre with their late Victorian and early Edwardian altered entrance floor level windows and doors. Such historic alterations add character to the appearance on the conservation area.

The supporting submission make references to various planning applications where uPVC windows have been permitted. The buildings referenced are either modern, modern extensions, replacing modern windows, or are located in the least prominent position behind railings and in basements; they cannot be considered similar to the application site and as most planning inspectors would state, the proposals must be considered on their own merits.

The proposals to remove the bay window result in a loss of character to the conservation area, where historic alterations contribute to the understanding and appreciation of the building's evolution and its context. On balance the partial restoration of a single window does not outweigh the loss of the bay window, which forms part of the shop front with the entrance door. The hard standing and open boundary at the front, when compared with the adjacent front amenity spaces does little to contribute to the proposed alterations.

The loss of original windows and replacement with modern materials is contrary to local (including SPG) and national planning policy and cannot therefore be supported.

Officer's Comments – A revised scheme was discussed and secured to address the initial comments.

23.02.26 - These all look acceptable – a couple of minor recommendations. 1) For the sake of historic authenticity, remove the horns on the sash windows. 2) Recommend adopting a white rather than silver separating bead on the DG sealed units.

Officer's Comments – Revised plans were received on 25.02.26 to remove the horns.

Neighbouring properties

The application was advertised by the displaying of a site notice, together with individual letters sent to two properties with an overall expiry of 11th August 2025. No comments have been received.

Officer's Analysis

Background

The application property had a previous application approved for the Subdivision of the existing dwellinghouse to create three self-contained units with associated amenity space under planning permission 2020831 (granted on 5 January 2023). The proposed development would retain the existing use but with external alterations to the building.

Design, Character and Appearance

The application site is located in the Darnley Road Conservation Area and as such, Policy CS20 of the Gravesham Local Plan Core Strategy (2014) and Saved Policy TC3 of the of the Gravesham Local Plan First Review (1994) are relevant and special attention must be paid to the desirability of preserving or enhancing the character or appearance of the area, as set out in Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Policy CS20 of the Gravesham Local Plan Core Strategy September 2014 places a high priority on the preservation, protection and enhancement of its heritage and historic environment. Saved Policy TC3 of the Gravesham Local Plan First Review 1994 sets out that development within or affecting conservation areas will be carefully judged for its impact and will be expected to make a positive contribution to the conservation area.

In terms of general design, 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.



The proposed development would replace the existing bay and entrance with new single window and reinstatement of the original designed door opening, together with the replacement of all the windows throughout the property.

The GBC Conservation Officer initially raised concerns regarding the loss of the bay and window design but following an amendment to the proposal, he does not raise any objection.

The proposed external alterations would replace the non-original bay window with a Georgian arched window, similar to the adjoining property of No. 15, together with the replacement of the front doorway with a Georgian arch. The infill brickwork would be of a reclaimed yellow stock. The proposed works would match with the original property and neighbouring property design and as such, would not be detrimental to the character or appearance of the existing building. The window detail would match that of the period and would respect the heritage of the building and the conservation area.

Existing Frontage



Overall, the proposed development would protect the character and appearance of the existing building and the Darnley Road Conservation Area. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and Saved Policy TC3 of the Gravesham Local Plan First Review (1994).

Amenity of Future Occupiers

The proposed development would not alter the size of the existing residential accommodation at the application site and the existing use would remain.

The GBC Environmental Protection Team (Regulatory Services) did not raise any objections to the proposals.

The proposal would not be detrimental to the residential amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

Due to the design of the proposed development and to the layout and orientation of the surrounding

properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of the surroundings dwellings. As such, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

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:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	4th March 2026	Dated:	4th March 2026