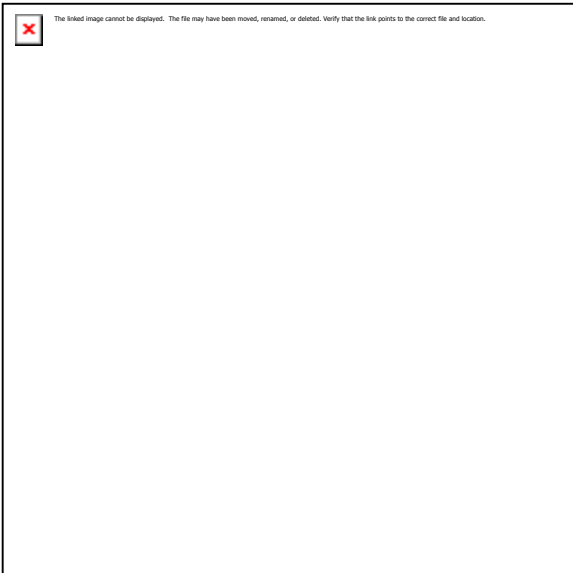




Delegated Report

Householder Planning Application

Planning Application No: 20220816

Location: 30 & 31 Overcliffe Gravesend Kent DA11 0EH

Description: ****REVISED DESCRIPTION & REVISED DRAWINGS****
Replacement of windows to a combined double fronted Care Home property and repair of both sets of front doors to consist of removal of the doors, replacement of the frames, refurbishment of the doors and reinstatement of the doors.

Applicant: Ann Miller, The Hyde Group

Site Visit Date: 12 August 2022

Submitted Documents/Plans

- Application form;
- Drawing no. OV-30-01 Rev. A – Proposed Window Renewal All Elevations;
- Drawing no. OV-31-01 Rev. A – Proposed Window Renewal All Elevations;
- Elevation photos for 30 Overcliffe;
- Elevation photos for 31 Overcliffe;
- Slimlite Double Glazed Traditional Sliding sash with weights & Cord;
- Drawing no. OV-30-02 – Existing & Proposed Front & Side Elevations;
- Drawing no. OV-30-03 – Existing & Proposed Rear Elevations;
- Drawing no. OV-31-02 – Existing & Proposed Front & Side Elevations;
- Drawing no. OV-31-03 – Existing & Proposed Rear Elevations;
- Site Location Plan;
- Block Plan;
- Heritage Statement; and
- Design & Access Statement.

Superseded Drawings

- ~~Drawing no. OV 30-01 – Proposed Window Renewal All Elevations;~~
- ~~Drawing no. OV 31-01 – Proposed Window Renewal All Elevations~~
- ~~Elevation Photos for 30 Overcliffe [Front elevation sheet superseded only];~~
- ~~Timber Window Manufacture Details;~~
- ~~Elevation Photos for 31 Overcliffe [Front elevation sheet superseded only];~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20160515	Replace all existing timber framed windows to all elevations with white double glazed upvc windows to match existing styles and replace front external doors with composite permadoors.	Refused	19.07.2016

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 (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Overcliffe Conservation Area Character Appraisal (2009)
- Management Plan – Gravesend's 19th Century Suburban Conservation Areas (2009)
- Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020)

Consultations, Publicity and Representations

Consultees

No response received:

- GBC Conservation Officer

Neighbouring properties

13 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 2 September - no responses received.

Officer's Analysis

Nos. 30 & 31 Overcliffe consists of a pair of Victorian villa style properties which are in use as a care home. The site is located in the Overcliffe Conservation Area.

The principle issue in the determination of this application is whether the proposal would preserve or enhance the character and appearance of the Overcliffe Conservation Area.

Conservation Area Impact

The existing windows in the front of both properties are the original timber sliding sash windows; in the side elevations there are timber windows and in the rear elevations there are a mixture of timber and plastic windows.

In relation to the front windows the proposal as originally submitted was for the replacement of the existing timber single glazed window with timber sliding sash double glazed windows with a thickness of 20mm. Whilst the replacement of existing timber windows with timber would be acceptable it would not be acceptable for the double glazing to be so thick as this would lead to a heavy 'double reflection' appearance to the windows, a wide unsightly spacer and very likely result in thicker proportions to the windows in order to support the thickness and weight of the glazing. The agent was therefore advised that whilst the replacement of the timber windows with new timber replacements would be acceptable, the double glazing would need to be reduced to a 12mm slimlite double glazing system. The agent has submitted revised details and the joinery details now show a 14mm double glazing system which although not the smallest that it could be, is considered acceptable. The proposed replacement of the existing timber single glazed windows on the front elevation with timber slimlite double glazed windows would therefore preserve the character and appearance of the Overcliffe Conservation Area.

In respect of the side and rear windows it is proposed to replace the existing mix of timber and plastic sliding sash and casement windows with plastic sliding sash and casement windows. Given the siting of these on the side and rear elevations and therefore of limited or no visibility from the Overcliffe, it is considered that plastic windows on these elevations are acceptable and the character and appearance of the Overcliffe Conservation Area would be preserved.

The proposal was also for replacement of the two existing sets of double front doors. Given these are the original Victorian panelled front doors this would not be acceptable as it would have result in the loss of original fabric and modern timber doors would not be able to reflect the mouldings, elegance and finesse of the original Victorian panelled doors. The agent was advised of this and asked to provide justification for why it is proposed to replace the front doors. In response the agent has advised that it is just the frames which are in need of repair and has submitted revised information showing the doors are to be retained and will now just be refurbished. The doors will be removed, the frames replaced with timber to match the existing, the doors refurbished and then reinstated. This is a much more welcome proposal which will preserve the character and appearance of the Overcliffe Conservation Area.

As such following revisions to the proposal it will now preserve the character and appearance of the

Overcliffe Conservation Area and in this regard the proposal is considered compliant with Policies CS19 and CS20 (LPCS) and saved Policy TC3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

In its revised form the proposal would preserve the character and appearance of the Overcliffe Conservation Area and in this regard the proposal is considered compliant with Policies CS19 and CS20 (LPCS) and saved Policy TC3 (LPFR).

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	15th September 2022	Dated:	15 September 2022