



Delegated Report

Application No: 20211238

Location: Coombe Hill Farm, Leywood Road, Meopham, Gravesend, Kent, DA13 0UH

Description: Application for approval of condition 3 attached to planning permission reference number 20200895 relating to replacement bay window on ground floor.

Applicant: Mrs J Neville

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Application form;
Drawing no. CHF/01B (Exiting Bay Window Plan & Elevation);
Drawing no. CHF/06 (Proposed Bay Window Plan & Elevation);
Drawing no. CHF/02C (Existing Bay Window Details);
Drawing no. CHF/07 (Proposed Bay Window Details).
All received 6 October 2021.

Relevant Planning History

<u>Application no.</u>	<u>Description</u>	<u>Status</u>	<u>Decision Date</u>
20210895	Application for Listed Building Consent for the replacement of a bay window on the ground floor.	Granted	14.09.2021
20201063	Erection of part single storey and part 2 storey rear extension.	Permitted	15.04.2021

Development Plan

Gravesham Local Plan Core Strategy 2014
CS01 – Sustainable Development
CS19 – Design and Development Principles
CS20 – Heritage and the Historic Environment

Saved Policies in the Gravesham Local Plan First Review 1994
TC2 – Policy for Listed Buildings

Other Material Considerations

National Planning Policy Framework 2021
Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed places
Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance (SPG)

SPD - Maintenance/Replacement Windows and Doors Guide (2020)

Listed Buildings – A Guide for Owners and Occupiers – Informal Guidance (2020)

Consultations, Publicity and Representations

GBC Conservation Officer

No adverse comments.

Meopham Parish Council

No objection provided the Conservation Officer gives consent.

Local Ward Councillors were also consulted and no responses were received.

Analysis

Condition 3

Condition 3 relates to details of the replacement window and states the following:

Notwithstanding the submitted plans, prior to the removal of the existing bay window full details to a scale of 1/2 of all the materials, joinery and glazing of the replacement window (which shall match and retain the existing detailing and materials of the bay window as far as practicable) shall be submitted to and approved in writing by the Local Planning Authority.

The submitted details show that the replacement window joinery and glazing will match the existing window almost identically. There will be a fixing to the existing brickwork on either side of the window that will not be visible.

The proposed window details are therefore considered sufficient for condition 3 to be discharged.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20210895 for the replacement of a bay window on the ground floor, and it is considered that condition 3 can be discharged.

Recommendation:

Approval of conditions.

See draft Decision.

Case Officer: Katherine Parkin	Team Leader: Richard Hart
Signed:	Signed: R Hart

K. Parkin	
Dated: 29/11/2021	Dated: 29 th November 2021

Gravesham Borough Council