



Delegated Report

Discharge of Condition

Planning Application No: 20250588

Location: 1 The Avenue Gravesend Kent DA11 0NA

Description: Application for the approval of condition 3 (Stained Glass) attached to planning reference number 20250186.

Applicant: Mr & Mrs R. Basra

Site Visit Date: None (desktop assessment)

Submitted Documents/Plans

Approval of details reserved by condition application form;
Sample of stained glass;
Photograph of stained glass sample; and
Email from agent received 31 July 2025.

Procedural Issues

Following a request from the GBC Conservation Officer, the proposed lead was confirmed to be 6mm antique coloured.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250186	Installation of replacement casements to existing windows including: bedroom 1 and en-suite bathroom windows and living room windows.	Permitted	06.05.2025

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- 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

Supplementary Planning Guidance

- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Pelham Road/The Avenue Conservation Area Character Appraisal 2009
- Conservation Areas Maintenance/Replacement Windows and Doors Guidance 2020

Consultations, Publicity and Representations

GBC Conservation Officer

The stained glass sample is acceptable. Please request the use of 6mm antique finish lead.

Officer's Analysis

Planning permission reference 20250186 was granted for the installation of replacement casements to the existing windows at the application site. This application seeks to discharge condition 3 of that permission.

Condition 3 reads as follows;

3. Prior to the installation of replacement windows W2, W4, W6, W8, W10, W12, W14, W16, W18, W20, W22, W24, W25-W28, W30, W32, W34, W36, W38, W40, W42, W44, W46, W48, W50 and W52 (as shown on drawing no. 540/PL04), details and a sample of the stained glass to be used in these windows shall be submitted to and approved in writing by the Local Planning Authority; the development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visually attractive development which preserves and enhances the Conservation Area in accordance with Saved Policy TC3 of the Gravesham Local Plan First Review (1994) and Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014).

The original application details set out that the windows would be Overlay Stained Glass by Leadbitter Glass and an appropriate stained glass sample has been submitted. The lead detail would be 6mm antique finish.

Design, Character and Appearance

The GBC Conservation Officer does not raise an objection to the proposal and the proposed stained glass would be visually acceptable in the context of this key, unlisted landmark building in the Pelham Road/The Avenue Conservation Area.

Overall, the proposal would be appropriate in terms of design and would have a positive impact on the character and appearance of the existing building and the surrounding Conservation Area. Therefore, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014), Saved Policy TC3 of the Gravesham Local Plan First Review (1994), the Conservation

Areas Maintenance/Replacement Windows and Doors Guidance 2020 and the Householder Extensions/Alterations Design Guide SPD (2021).

Conclusion

The stained glass details submitted in relation to planning permission reference 20250186 are acceptable.

Recommendation

Condition 3 of planning permission reference 20250186 can be discharged.

(For details and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	6th August 2025	Dated:	6th August 2025