



Delegated Report

Householder Planning Application

Planning Application No: 20231338

Location: Tolhurst House 1 Victoria Road Northfleet Gravesend

Description: Application for Listed Building Consent for refurbishment of some windows and the replacement of others and refurbishment of existing porch.

Applicant: Mr David Burdis

Site Visit Date: 06.03.2024

Submitted Documents/Plans

Application form;
Location Plan;
Drawing no. 001-24-AGF-XX-00-DR-A-0500 Rev. 00 – Site Layout;
Drawing no. 001-24-AGF-XX-ZZ-E-A-0210 Rev. 01 – Existing & Proposed South Elevations;
Drawing no. 001-24-AGF-XX-00-E-A-0220 Rev. 01 – Existing & Proposed North Elevations;
Drawing no. 001-24-AGF-XX-00-E-A-0230 Rev. 01 – Existing & Proposed East Elevations;
Drawing no. 001-24-AGF-XX-00-E-A-0240 Rev. 01 – Existing & Proposed West Elevations;
Drawing no. 001-24-AGF-XX-ZZ-DR-A-0100 Rev. 01 – Floor Plan Basement & Ground Floor;
Drawing no. 001-24-AGF-XX-ZZ-DR-A-0110 Rev. 01 – Floor Plan Level 01 & Level 02;
Window Locations Numbered;
Joinery Details 1 – Joinery Detail Sheet Nos. 13, 14, 15, 16, 21, 22, 23, 24, 25, 29, 30, 31, 32;
Joinery Details 2 - Joinery Detail Sheet Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 18, 19, 20, 26, 27, 28;
Window & Porch Renovation Management Plan;
Sheet no. 1 of 2 – Item 2;
Sheet no. 2 of 2 – Item 2;
Sheet no. 1 of 1 – Items 3 & 28;
Heritage Statement;
Invalid application responses;
Photograph of building;
Photograph of close up of a window.

Relevant Planning History

Reference	Description	Decision	Decision Date
19860027	Application for Listed Building Consent for the erection of a canopy on west elevation	Permitted	10.03.1986
19840948	Conversion of former dwellings into two self contained maisonettes and four bedsits	Permitted	31.01.1985
19840949	Application for Listed Building Consent for internal alterations and alterations to the elevations in connection with conversion to 2 self contained maisonettes and bedsits	Permitted	31.01.1985

Development Plan

Gravesham Local Plan Core Strategy (September 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)

- TC2 – Listed Buildings

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

The Council has a statutory requirement under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-designed and beautiful places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Listed Buildings A Guide for owners and occupiers (2020)

Other Guidance

Historic England Traditional Windows Their Care, Repair and Upgrading (2017)

Consultations, Publicity and Representations

Consultees

GBC Conservation Officer

This is a very thorough submission and appears to be well specified. The proposed timber for the replacement windows is Accoya, which is a “pickled” or modified softwood timber that will extend the life of the windows. It is important to ensure that any metal fixings are non-ferrous as the modified timber will corrode standard metal screws, etc fixed into the Accoya timber. I’m sure the manufacturer knows this but is may be worth mentioning in an informative.

No adverse comments. Assume colours are to match existing.

Publicity

Application was advertised by way of site and press notices - overall consultation expiry date was 29.03.2024 – no responses received.

Officer's Analysis

The application site consists of a three storey detached building plus basement and has been converted to flats, it is a grade II listed building.

The proposal is for Listed Building Consent for refurbishment of some windows and the replacement of others and refurbishment of existing porch.

The principal consideration in the assessment of this application is whether the proposal would protect the architectural and historic interest of this grade II listed building.

The submission is a good quality submission with a Heritage Statement and fully numbered elevations which correspond with full window details of exactly what is proposed for each window.

The existing sash windows in the building are in the main timber single glazed sliding sash and appear to be the originals, the Heritage Statement advises this is the case also; there are also some modern casements.

The works are said to be proposed as the existing windows are in a poor condition and thermally inefficient. At the site visit it was also observed this was the case.

With regards the proposed replacement windows this would relate to window nos. 13, 14, 15, 16, 21, 22, 23, 24, 25, 29, 30, 31, 32 (as annotated on the window plan). It is stated in the Heritage Statement that it is only those windows which are beyond repair that are proposed to be replaced, all other windows will be repaired. The proposed replacement windows would be timber single glazed and be a like-for-like replacement of the existing windows, they would match the existing proportions and joinery details of the original sash windows and replicate the profile and thickness of the frames and glazing bars and would be single glazed. They would essentially be a replica of the existing windows and a joinery detail sheet has been submitted for each window which shows this would be the case. The replacement casements would also be timber and single glazed.

All other windows in the building would be repaired and this would be window nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 18, 19, 20, 26, 27, 28 (as annotated on the window plan). The Heritage Statement explains that they will be splice repairs only of what is needed and the joinery detail sheets set out clearly and in detail the repair works that are proposed. The repair works consist of items such as splice repairs to cills and frames, new cills, sash and filling etc. The repair works are set out in detail and they are considered to be what is needed only.

The proposal is a well considered submission as rather than it being proposed to replace all of the windows in the building, each window has been assessed to determine if it can be repaired or if it can be replaced. It is only those windows which are deemed to be beyond repair that are proposed to be replaced. The windows would be replaced on a like-for-like basis and will match the existing windows i.e. timber single glazed sliding sash windows which will match the proportions and profiles of the existing. They would therefore be authentic and sympathetic replacements. All other windows will be retained and repaired and the repair works proposed would just be the minimal of what is required to repair the windows and ensure their future survival. The Conservation Officer raises no objections to the proposal and considers it to be a very thorough submission and is well specified. He advises that it is important to ensure that any metal fixings are non-ferrous and colours will match the existing. As such the proposal to replace and repair the windows will protect the special interest of this grade II listed building and given the well detailed submission further details are not required in this case.

The proposal also includes splice repairs to the porch which is in need of repair and this is considered a sympathetic proposal which would also respect the special interest of this grade II listed building and no further details are required.

Any Other Material Planning Considerations

None.

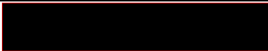
Conclusion & Recommendation

The proposal would be addressing issues with the current state of the windows in the property and is only proposing to replace those windows in the property which are beyond repair. The replacement sash windows would match the existing windows like-for-like and would be timber, single glazed and match the frame and glazing bar profiles. They would therefore be authentic and sympathetic replacements. All of windows would be repaired and the repair works are kept to a minimum of only what is required and would again be sympathetic and authentic repair works. The porch repairs would be just is needed and are sympathetic to this grade II listed building. Overall the proposals would be sympathetic and protect the special interest of this grade II listed building ensuring its future protection. The proposal is therefore compliant with Policy CS20 (LPCS), saved Policy TC2 (LPFR) and section 16 of the NPPF (2023).

Recommendation:

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	23rd April 2024	Dated:	23 April 2024