

Delegated Report

Householder Planning Application

Application No:	20211038
Location:	11 Christchurch Crescent, Gravesend, Kent, DA12 1JJ
Description:	Replacement of 2no. existing, non-original, non-sash timber windows in the front elevation with 2no. new UPVC sash windows.
Applicant:	Samantha Jones
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

- Application Form - 16/08/2021;
- Supplementary Information - Roseview Window Details - received 30/08/2023;
- Supplementary Information - Photograph of Existing Windows;
- Un-numbered Location Plan - Ordnance Survey Site Location Plan (scale - 1:1250);
- Un-numbered Location Plan - Block Plan (scale - 1:500);
- Drawing no. 250821/100/001 - Rev. A - Existing and Proposed Elevations;
- Drawing no. 250821/100/001 - Rev. B - Existing Floor Plans;
- Drawing no. 250821/100/002 - Proposed Floor Plans.
- ~~Un-numbered Plan Drawing - Existing Block Plan (scale - 1:200) - SUPERSEDED;~~
- ~~Un-numbered Plan Drawing - Proposed Block Plan (scale - 1:200) - SUPERSEDED.~~

Relevant Planning History

No relevant planning history.

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)

- P3 - Vehicle Parking Standards
- TC3 - Development Affecting Conservation Areas

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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 2023 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.

National Planning Policy Framework (2023)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving sustainable development and well-designed places
- Section 15 - Conserving and enhancing the natural environment
- 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;
- Windmill Hill Conservation Area Appraisal (2007);
- Gravesend's 19th Century Suburban Conservation Areas Management Plan (2009);
- Conservation Areas - Maintenance/Replacement Windows and Doors SPD (2020).

Consultations, Publicity and Representations

Consultees

GBC - Conservation Officer - I note on the Roseview Quote Details number 33192 that although the drawing for Frame 1 shows an incorrect bar design in the drawing, there is a comments note stating the curved bar in the top sash as per the attached photos. Assuming this is the case then the proposals are acceptable. All gaskets and sealed unit spacers should be white.

Ward Councillors - No comment received.

Neighbouring properties

An advert was published in the Gravesend Messenger and a notice was displayed on site.

In addition, four surrounding properties were consulted and no representations were received. The consultation period expired 29th September 2023.

Officer's Analysis

The principle issue to consider when determining this application is whether the proposed development will have an impact on the character and appearance of the Windmill Hill Conservation Area.

Development proposals within Conservation Areas should preserve or enhance the character and appearance of the area, in this instance the Windmill Hill Conservation Area. The Article 4 Direction was introduced in an attempt to address unsympathetic alterations to dwellings that harm or erode the character of the area. The aim of the Direction in regards to windows and doors is to resist the loss of traditional features and where these have already been lost, encourage the installation of appropriate replacements.

The application proposes to replace the two existing non-original, non-sash timber windows in the front elevation with new Roseview uPVC sash windows. The Conservation Officer considers the replacement of the existing windows with Roseview to be acceptable, which are more in-keeping with the original sash

style and a good uPVC alternative. However, it is stated that the gaskets and sealed unit spacers on the windows should be white, this will be conditioned.

Therefore, it is concluded that the proposed replacement Roseview uPVC windows preserve the character and appearance of the host property and the wider Conservation Area. It is therefore considered that the proposal meets the statutory test of S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is in accordance with Policies CS19 and CS20 (LPCS) and Saved Policy TC3 of Gravesham's Local Plan First Review.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The proposed replacement UPVC windows are acceptable subject to conditions ensuring that the gaskets and sealed unit spaces are white. As such, the proposal is considered to preserve the character and appearance of the Windmill Hill Conservation Area, meets the statutory test of S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and is in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) as well as saved Policy TC3 of the Gravesham Local Plan First Review (1994).

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	11 th October 2023	Dated:	13 October 2023