

Delegated Report

Householder Planning Application

Planning Application No: 20250644

Location: 29 Pilots Place Gravesend Kent DA12 2DG

Description: Replacement of timber windows and doors to Ground Floor Flat with Rosewood coloured UPVC to match other units in block.

Applicant: Mrs Jean Madgwick

Submitted Documents/Plans

Application Form Dated 24 June 2025;
Site Location Plan (Scale 1:1250) Produced on 25 June 2025;
Existing Elevations Dated 27 June 2025;
Proposed Elevations Dated 27 June 2025;
Veka Window Profile Details;
Window details/quote dated 06 June 2025; and
Photos of front and rear elevation.

Relevant Planning History

Reference	Description	Decision	Decision Date
20130981	Replacement of remaining timber framed windows with PVCU windows and retention of replacement windows already installed.	Permitted	19.12.2013

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 Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- 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
- 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
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Other Relevant Guidance

- Milton Place Conservation Area Character Appraisal (2009)
- Harmer Street Conservation Area Character Appraisal (2009)

Consultations, Publicity and Representations

Consultees

Ward Councillors – no comments received.

Neighbouring properties

Seven surrounding properties were consulted as well as a site notice being displayed on site. The overall consultation period expired on 15.08.2025 and no comments have been received.

Officer's Analysis

Design, Character and Appearance

The application site consists of a property within the flatted development of Pilots Place. The property itself is not within a conservation area, but the site lies between the Milton Place and Harmer Street Conservation Areas. The site is shown below;



It is important to note that planning permission was previously granted for the flatted development as a whole under planning reference number 20130981 to replace a number of remaining timber framed windows with PVCU windows and retention of replacement windows already installed. This was granted planning approval on 19 December 2013.

Paragraph 135 of the National Planning Policy Framework 2024 (NPPF 2024) sets out various design requirements and includes the need for the development to add to the overall quality of an area; be visually attractive; and be sympathetic to local character, including the surrounding built environment. Paragraph 139 of the NPPF 2024 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

Due to the location between two conservation areas, it is important to have some consideration to the impact on the conservation areas, and whether the proposal respects the character and appearance of the existing building and the impact on the character and appearance of the Milton Place and Harmer Street Conservation Areas respectively, as per saved Policy TC3 of the Local Plan First Review and CS20 of the Local Plan Core Strategy.

The proposed replacement windows will closely match the colour and pattern of the existing windows. The windows will have an exterior Rosewood type finish. In the 2013 application, the Conservation Officer has advised that although the use of PVCU windows is not preferred due to the use of unsustainable materials, no adverse comments are raised due to the design and age of the development, being constructed circa. 1985.

The proposed replacement windows are satisfactory and will improve the energy efficiency of the property, while safeguarding the appearance of the property, in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy, TC3 of the Local Plan First Review and section 12 and 16 of the NPPF.

Amenity of Future Occupiers

The proposed replacement windows and doors will improve the energy efficiency of the property and therefore improve the amenity of future occupiers. Overall, the proposal would not be detrimental to the residential amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

No new window openings are being proposed, the existing wooden window frames are simply being replaced. As such the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

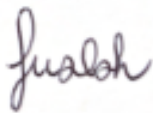
Conclusion

The application for to replacement the timber windows and doors to Ground Floor Flat with Rosewood coloured UPVC to match other units in block has been fully considered and it is recommended that planning permission is granted. The proposal will improve the energy efficiency of the property, as well as safeguarding the character of the property, and the wider area. The application is in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy, TC3 of the Local Plan First Review and section 12 and 16 of the NPPF.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Faye Walsh	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	2nd September 2025	Dated:	3rd September 2025