

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
Shorne Village Hall
The Street
Shorne
Nr Gravesend
Kent DA12 3EA

E-mail: clerk@shorneparishcouncil.org



19th March 2025

Application ref 20241064

Installation of black flush windows to replace white UPVC windows.

Malthouse , Malthouse Lane, Shorne, Gravesend Kent DA12 3DS

The Parish Council has concerns about this application.

Conservation Area location:

The property is located in the Shorne Conservation Area, and is immediately adjacent to Listed buildings, so impacts on their setting.

In this location, the GBC guidance on Maintenance/Replacement Windows and Doors in Conservation Areas should be applied.

Historic building:

Although not listed itself, the building is unusual in design and has historic value being apparently dated from sometime in the second half of the 1800's (as not shown on 1845 Tithe map, first seen on 1895 OS map).

The building seems to have previously been a stable/coach-house associated with Malthouse Chapel/St Katherine's. The arches/doorways were apparently filled in with addition of ground floor windows when it was converted to residential use. No further changes are proposed to the walls.

The current windows:

The Conservation Area Appraisal states that the upper windows are probably original but the date that the entry was composed is unknown.

The dates that all windows were replaced with plastic frames is not known. Looking at Google Streetview images, the existing windows have been in place since at least 2008, although plastic windows should never have been installed.

The design of these replacement windows is suggestive of perhaps having followed the original or at least earlier appearance (see 1975 photograph below which also has multi-paned windows).



Malthouse in 1975

The proposed windows and doors:

Regardless of the heritage unsuitability of what is currently in place, the application proposal is to replace the windows with modern large paned, black framed (so a stark contrast), double-glazed windows, and the doors with a more modern design still having a glazed top panel above. These are not supportive of the character or history of the building and a small/multi paned appearance with white/light coloured frames would be preferable.

The Parish Council has some sympathy with owners of period properties who wish to have better windows and doors but considers that what is proposed here is unsuitable in design and colour and that heritage-type, period compatible designs should instead be specified.

We would be grateful if the opinion of the Conservation Architect could be sought and followed.

(Note – we were unable to open all the photograph files)