



Delegated Report

Planning Application

Planning Application No: 20221320

Location: Northfleet United Reformed Church Dover Road Northfleet Gravesend

Description: Removal of front elevation uPVC windows & reinstatement of timber windows and surrounds

Applicant: Pastor Bode Haastrup

Site Visit Date: 23 December 2022

Submitted Documents/Plans

- Application form;
- Drawing no. PA/22/065/001 Rev. A – Existing Elevations;
- Drawing no. PA/22/065/002 Rev. A – Proposed Elevations;
- Drawing no. PA/22/065/003 – Front Window Details; and
- Drawing no. PA/22/065/004 – Site Location & Block Plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220853	Retrospective permission for the replacement of wood framed single glazed windows with double-glazed uPVC casement windows including alterations to window openings.	Refused	29.09.2022

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

Gravesham Local Plan: First Review (1994)

- TC3 – Development Affecting Conservation Areas

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020)
- The Hill, Northfleet Conservation Area Character Appraisal (2009);
- Management Plan Northfleet Conservation Areas (2009).

Consultations, Publicity and Representations

Consultees

None consulted.

Neighbouring properties

16 surrounding properties were consulted plus site notice – the overall consultation expiry date was 20 January – no responses received.

Officer's Analysis

Planning permission was refused for retrospective permission for the replacement of wood framed single glazed windows with double-glazed uPVC casement windows including alterations to window openings in September 2022 under planning application reference number 20220853.

The application was refused on the following ground:

1. *The loss of the previous timber single glazed windows and their replacement with plastic, double glazed windows with brick infill in the front elevation has caused significant harm to the character and appearance of this building and the streetscene and as such the proposal is contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and Section 16 of the National Planning Policy Framework (2021).*

It therefore needs to be assessed whether the current proposal assesses this ground of refusal.

The principle issue is the impact of the proposal on the character and appearance of the building and streetscene.

Design, Character and Appearance

The application site is a church which is situated on the western side of Dover Road near its northern end. It is in use as the Northfleet United Reform Church. The building appears to date to 1850 (a plaque which previously existed on the front of the building stated this). It has a pitched roof and the front elevation which

presents to Dover Road is of simple, classical appearance with much architectural interest. There are double entrance doors with three moulded panels on each, framed by a decorative architrave with door hood above supported by decorative brackets. In the gable there is a decorative roundel below which is a cornice with rounded corners and a moulded architrave below that; each of the front corners of the building are dressed with quoins.

Until recently either side of the door there were two timber, single glazed windows. These were of vertical proportion with rounded heads to fit the rounded headed architraves. The windows had elegant timber glazing bars with margin lights. The glass was frosted clear glass in the main central panels with frosted coloured glass in the margin lights:



Unfortunately, the windows were removed in the first half of 2022 and have been replaced with plastic, double glazed top hung casements with brick infill panels in the top part of the window openings as the windows are smaller and straight headed and therefore not tall enough or round headed to fit the opening:



As stated, the proposal to retain these windows was refused under application ref. 20220853.

The windows that have been removed were not the originals but they were attractive, sympathetic timber windows. In the surrounding area there is a mix of building types and ages. To the north is the Northfleet and District Traders Association, a fine late Victorian renaissance style building with decorative door hood. To the south of the application site is a row of simple two story early Victorian cottages style properties. Opposite the site are pairs of nineteenth century villas. The immediate area the application site is located in is a fine set piece of Victorian domestic, religious and local community building types. Although not a listed building or located in a Conservation Area, the application building makes an important contribution the street. The nearest Conservation Area to the site is the The Hill Conservation Area, which is to the north and in the appraisal for the Conservation Area it specifically highlights that 'the former club building and Methodist church on Dover Road have special architectural and historic interest and consideration may be given to a southern extension to the Conservation Area'. Overall, it is considered that the application building should be regarded as a non-designated heritage asset of some significance.

This current proposal is to remove the unauthorised and inappropriate plastic windows which have been refused planning permission for their retention and install new timber windows which shall replicate the

previous windows which were removed including their material and appearance. The windows would fit the rounded window heads and have the same glazing bar and margin lights arrangement with coloured glazing etc.

This is therefore a very welcome proposal as it will restore the windows back to how they were previously. Therefore, subject to joinery details of the proposed windows it is considered the windows would be a positive enhancement of the host building and the streetscene. In order to solve the existing breach of planning control in a timely manner and get the existing unauthorised windows removed it will need to be conditioned that the details of the windows will be submitted within a certain period and then thereafter the existing windows will be removed and the new ones will be installed in a certain period.

Subject to this it is considered that in respect of design, character and appearance the proposal is therefore considered compliant with Policies CS19 and CS20 (LPCS).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would remove existing unauthorised and inappropriate windows and install sympathetic replacements to match the original windows that were removed, this would then enhance the building and streetscene and reverse the harm that has been caused.

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	13th February 2023	Dated:	14th February 2023