

Delegated Report

Householder Planning Application

Planning Application No: 20240974

Location: 13 Constitution Hill Gravesend Kent DA12 1JT

Description: Retrospective application for replacement of windows and door to front elevation.

Applicant: Miss Sophie Francis

Site Visit Date: 22 November 2024

Submitted Documents/Plans

- Application form;
- Drawing no. 100 Rev. B – Block and Location Plans;
- Drawing no. 101 Rev. B – Pre-existing and Existing Elevations;
- Drawing no. 102 Rev. B – Pre-existing and Existing Windows and Doors Elevations;
- Drawing no. 103 Rev. A – Pre Existing and Existing Plans;
- Door Invoice;
- Window Invoice; and
- Heritage Statement.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 - Heritage & the Historic Environment

Gravesham Local Plan: First Review (1994)

- 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.

Other material considerations

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.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 16 - Conserving & enhancing the historic environment

Supplementary Planning Guidance

- Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020)
- Windmill Hill Conservation Area Appraisal Supplementary Planning Document (2007)
- Management Plan Gravesend's 19th Century Suburban Conservation Areas Supplementary Planning Document (2009)

Other Guidance

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

Consultations, Publicity and Representations

Consultees

No response from:
GBC Conservation Officer

Neighbouring properties

5 surrounding properties were consulted plus site and press notices – overall consultation expiry date is 13 December 2024 – no responses received.

Officer's Analysis

The application site consists of a two storey terraced dwelling situated on the northern side of Constitution Hill.

The dwelling with the previous windows which were removed appeared as follows:



The site currently with the existing windows which have been installed appears as follows:



The site is situated in the Windmill Hill Conservation Area and covered by an Article 4 Direction. The Windmill Hill Conservation Area Appraisal states that the site is in Character Area 2A: Shrubby Road, South Hill Road and Constitution Hill. The Appraisal highlights that the loss of original architectural features, such as doors and windows is a negative feature/issue in the Character Area.

The proposal relates to retention of the two windows and front door that have been installed in the front elevation. The previous windows were timber sliding sash windows in the 12-over-12 glazing arrangement and appeared to be single glazed; the front door was a timber door. The windows have been replaced with uPVC sliding sash double glazed windows in the 2-over-2 glazing arrangement and the door has been replaced with a uPVC door.

The principle consideration in the assessment of the application is whether the proposal would preserve or enhance the character and appearance of the Windmill Hill Conservation Area.

The Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020) sets out criteria for considering Article 4 Direction applications in respect of windows and doors. For windows there are a number of different scenarios, the one that is most applicable in this case is no. 4 which states:

Applications to replace inappropriate modern windows in pre 1920 houses (i.e. houses originally built with timber sashes and casements) or post 1920 (i.e. houses originally built with metal framed [Crittall] windows. Approve subject to choice of style of replacement unit. The replacement should match the appearance of traditional sashes/casements/metal framed windows as far as possible.

The previous windows were not the original windows (the original windows would have been 2 over 2 glazing arrangement) and so their replacement is considered acceptable. Notwithstanding that the previous windows were timber and single glazed the 12-over 12 glazing arrangement was not authentic to the windows that would have originally been in the property. The windows that have been installed are uPVC and double glazed and therefore not timber but they are in the correct glazing arrangement of what the original windows in the property would have been (i.e. 2 over 2). The windows do have trickle vents and do not have the finesse of timber but overall the benefit of the reinstatement of the 2-over-2 glazing arrangement rather than 12-over-12 which the previous windows had, is considered to outweigh the negative factors of the windows that have been installed. On balance, it is considered that the windows have made a slight enhancement of the character and appearance of the Windmill Hill Conservation Area.

The Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020) sets out the criteria for considering Article 4 Direction applications in respect of doors. There are a number of different scenarios, the one that is most applicable in this case is no. 2 which states:

Applications to replace inappropriate modern doors. Approve subject to choice of style of replacement door. The replacement should match the appearance of traditional doors as far as possible.

The door which was previously in place was modern and although timber it was not in keeping with the door that would have originally been in the property which would have been a timber four panelled door. Its replacement is therefore considered acceptable. The door that has been installed is uPVC and is therefore not timber but is not a four panel door but is considered of a sympathetic design. On balance it is considered that the door is acceptable and the door has preserved the character and appearance of the Windmill Hill Conservation Area.

In summary, with a slight enhancement of the character and appearance of the Windmill Hill Conservation Area from the windows that have been installed in comparison to the previous windows which existed and the front door which has been installed preserving the character and appearance of the Conservation Area the proposal overall would be compliant with Policies CS19 and CS20 (LPCS), saved Policy TC3 and sections 12 and 16 of the NPPF (2024).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal has preserved the character and appearance of the Windmill Hill Conservation Area and is therefore compliant with local and national planning policy.

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:	19th December 2024	Dated:	20th January 2024