

22nd December 2025



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Dear Amamda

Re: Gravesend – No 17 Darnley Road DA12 2NN
Application Ref 20250656

We are pleased to enclose the updated drawing Ref 22-1421-21A (prepared by Sub Rosa Architecture) which has been prepared following our constructive meeting with you and Allan on 1st December.

In summary, the updated plan provides the following details:

- The replacement of the bay window with a Georgian arched window on the front elevation;
- The addition of a window at basement level to match the design/appearance of the neighbouring property;
- Replacement of the front doorway with a Georgian arch with gauged brick arch detail;
- Annotation added to confirm that bricks will be reclaimed yellow stock;
- Replacement of hardstanding within front courtyard with soft landscaping and iron railing boundary treatment (to consist with the details already approved in association with the previous discharge of condition application Ref 20240593);
- Integration of dark timber cycle and refuse stores within front courtyard;
- Repair/replacement of original timber sash windows on front elevation with like-for-like (e.g. slimline double-glazed timber sash) with replica design;
- Replacement of original timber sash windows on rear elevation with uPVC replicas (same design features – Roseview Ultimate);
- Retention of all Victorian blind boxes, and
- Retention of existing Juliet balconies.

Next Steps

The revised drawings package demonstrates that (in accordance with our discussions) the removal of a non-original bay window at ground floor level will result in the restoration of traditional Georgian fenestration and detailing which will contribute in a positive manner to the visual character of the Conservation Area.

Accordingly, the proposed development has been demonstrated to comply with all relevant planning policies of the NPPF, the adopted Local Plan (most notably CS01, CS10, CS18, CS19, CS20 and TC3) and should be considered acceptable.

As discussed at our meeting, we are keen to avoid the unnecessary imposition of any pre-commencement conditions. If you require any further information, please let me know.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Tim Cropper', with a stylized flourish at the end.

Tim Cropper

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Director

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