



Planning Department
Gravesham Borough Council

Date: 26 January 2026

Our Ref: M24/0508.02

Your Ref:

Dear Sir/ Madam

**RE: PLANNING APPLICATION FOR REPLACEMENT WINDOWS AT GROUND AND FIRST FLOORS, 27 COBHAM STREET
PLANNING PORTAL REF: PP-14651583**

I have pleasure in making this planning submission on behalf of my clients, Quota Limited, who are the owners of the basement, ground and first floor of the above property. For clarity they do not own the second floor apartment such that this falls outside of the application scope. No notice is required to be served on that owner of the apartment though in this instance as whilst they own the property my clients are the freeholder of the property and therefore have responsibility for all of the communal areas save for the exterior of the second floor apartment.

The portal has also indicated that floor plans are required despite the application solely relating to windows at the ground and first floor front elevations. The sole plan has therefore been labelled to also denote a floor plan.

The submission is also supported by manufacturer information from EcoSlide providing details of the type of window profile that can be provided to meet the character of the original windows. On the basis that this is a retrospective planning application we acknowledge that it is likely that if deemed acceptable the council will seek to impose a suitably worded planning condition(s) requiring that the windows are installed within a specified time frame such that we consider it appropriate to also secure by way of condition detailed plans at a scale of 1:50 of the glazing bars and framing. As our submission shows, the principle of these same windows has been accepted in the context of an appeal in Pelham Road such that the details should be otherwise accepted.

In respect of the planning fee, I have calculated the site area only as being the perimeter of the bay window from window to window such that it comes to 0.89sqm. Even if the entirety of the bay window were used it would still fall below the threshold to trigger the next payment.

Next steps

The submitted information should be sufficient to confirm validation, however should there be any concerns or request for additional information please do not hesitate to contact me.

Yours sincerely

IAIN WARNER BSc (Hons) DipTP MRTPI
SENIOR DIRECTOR
For and On Behalf Of
TETLOW KING PLANNING