



Delegated Report

Householder Planning Application

Planning Application No: 20240127
20240128

Location: The Old Forge, Wrotham Road Meopham, Gravesend

Description: 20240127 - Installation of wood-fibre insulation board with lime plaster and breathable paint to the internal side of the external walls, removal of existing asbestos and impermeable plaster / paints by a specialist, replacement of the deteriorated modern timber casements windows and doors with new white timber double glazed windows and doors, additional brick steps to the stair between the kitchen and the music room as well as to the stair between the garden room and the living room and removal of an internal door and installation of a sliding door to bedroom 4.

20240128 - Application for Listed Building Consent for the installation of wood-fibre insulation board with lime plaster and breathable paint to the internal side of the external walls, removal of existing asbestos and impermeable plaster / paints by a specialist, replacement of the deteriorated modern timber casements windows and doors with new white timber double glazed windows and doors, additional brick steps to the stair between the kitchen and the music room as well as to the stair between the garden room and the living room and removal of an internal door and installation of a sliding door to bedroom 4.

Applicant: Mr and Mrs Walker-Buckton

Site Visit Date: 23/02/2024

Submitted Documents/Plans

- Application form;
- Location Plan;
- Drawing no. 19190.1_PL_02 – Existing Site Plan;
- Drawing no. 19190.1_PL_03 – Existing Ground Floor Plan;
- Drawing no. 19190.1_PL_04 - Existing First Floor Plan;
- Drawing no. 19190.1_PL_05 - Existing Elevations - SE and NE;
- Drawing no. 19190.1_PL_06 - Existing Elevations - NW and SW;
- Drawing no. 19190.1_PL_10 - Proposed Site Plan;
- Drawing no. 19190.1_PL_11 - Proposed Ground Floor Plan;
- Drawing no. 19190.1_PL_12 – Proposed First Floor Plan;
- Drawing no. 19190.1_PL_13 – Proposed Elevations – SE and NE;
- Drawing no. 19190.1_PL_14 - Proposed Elevations - NW and SW;
- Drawing no. 19190.1_PL_20 – Proposed Wall Treatments;
- Design and Heritage Statement;
- Refurbishment Survey (with MA only) Issue no. 1; and
- Window Details pack of drawings.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200655	Conversion of existing detached garage into two bedroom annexe. Alterations and refurbishment of main house to include new flat roofs, new windows and doors	Permitted	01.12.2020
20200655	Application for Listed Building Consent for conversion of existing detached garage into one bedroom annexe and home office. Alterations and refurbishment of main house to include new flat roofs, new windows and doors	Permitted	01.12.2020
20210186	Application for the approval of condition 6 and the partial approval of condition 5 attached to planning permission reference number 20200654 relating to a parking plan and full joinery details.	Approval of details.	23.04.2021
20210217	Application for the approval of condition 3 (Partial) attached to Listed Building Consent reference no. 20200655 relating to full joinery details.	Approval of Details.	09.04.2021
19890927	Application for Listed Building Consent for internal alterations, infilling under existing roof and single storey rear extension.	Permitted	10.01.1990
19890926	Erection of single storey rear extension and infilling under existing roof to form enlarged kitchen, lobby and enlarged lounge.	Permitted	10.01.1990
19820504	Application for Listed Building Consent for retention of internal alterations at ground and first floor and exposure of facing brickwork on front elevation at The Old Forge and ii replacement of existing painted weatherboarding with dark stained weather	Permitted	06.09.1982
19810482	Re roofing by substituting tiles for thatch and alterations to existing front dormer windows	Permitted	16.06.1981
19810382	Erection of single storey rear extension to form kitchen diner wc and utility room	Permitted	10.06.1981
19810381	the demolition of existing single storey extension and ii erection of single storey rear extension to form kitchen diner wc and utility room	Permitted	16.06.1981
19770064	2 Additional windows in rear roof	Permitted	13.04.1977
19760347	The erection of front boundary wall and gates	Permitted	30.06.1976

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Buildings
- TC3 – Development Affecting Conservation Areas

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

The Council has a statutory requirement under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, the Council has a statutory duty in considering whether to grant planning permission for development which affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, 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 (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-designed and beautiful places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Hook Green Meopham Conservation Area Character Appraisal (2017)
- Management Plan Rural Conservation Area Appraisals (2016)
- Listed Buildings A Guide for owners and occupiers (2020)

Other Guidance

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

Consultations, Publicity and Representations

Consultees

GBC Conservation Officer

Having reviewed the proposals, these are generally acceptable but as previously stated on 20240126, the joinery details are not appropriate and need to be further considered.

*For ease of reference the comments the Conservation Officer made in respect of application ref. 20240126 which is 'Application for the approval of condition 5 attached to planning permission reference number 20200654 relating to full joinery details in the form of half or full size cross sectional drawings of the replacement windows and doors (which shall be of timber construction only)' and is currently pending consideration are as follows:

[Plans attached as follows]

THICKEN PANE TO SOFT ARCH

1:10 Elevation GFWS

1:10 Section as extg. & proposed

REPAIR CRACKS TO HEAD & JAMB IN EXISTING QUALITY CASING

DRAUGHT SEAL

2mm

33mm

SET GLASS IN DET. COOL. FLANGE. REPAIR CRACKS

Full size plan

DRIVE RODS TO SECURE THE DET. SEAL UNIT

WINDUP CONTROLS - BRASS, LEAD & LUBRICANT

Full size section

Notes:

Confirm/establish critical dimensions on site prior to joinery manufacture

Manufacture joinery using Accoya®

Fit proprietary draught seals to frame

Glaze with 3mm float glass

Scale: 1/2 folded

Landscape Character Area.

The proposal is for a number of alterations as follows:

- Installation of wood-fibre insulation board with lime plaster and breathable paint to the internal side of the external walls;
- Removal of existing asbestos and impermeable plaster / paints by a specialist;
- Replacement of the deteriorated modern timber casements windows and doors with new white timber double glazed windows and doors;
- Additional brick steps to the stair between the kitchen and the music room as well as to the stair between the garden room and the living room;
- Removal of an internal door and installation of a sliding door to bedroom 4.

The works are said to be to improve the energy efficiency and thermal comfort of this Grade II listed building while allowing the building to breathe as appropriate with buildings of traditional construction and to improve the accessibility/safety of the building.

The principal considerations in the assessment of this application are whether the proposal would protect the architectural and historic interest of this grade II listed building and whether the character and appearance of the Hook Green Conservation Area would be preserved.

Installation of wood-fibre insulation board with lime plaster and breathable paint to the internal side of the external walls; removal of existing asbestos and impermeable plaster / paints by a specialist

It is proposed to remove asbestos and the existing impermeable internal plaster and wall paints and install a wood-fibre tongue and groove insulation board internally to external walls and apply lime plaster and mash system with a breathable paint. It is also proposed to replace the existing insulation between the rafters with sheep's wool insulation and install an extra layer of wood fibre tongue and groove insulation board below the rafters followed by applied breathable lime plasters. The proposed plans carefully detail the areas where the insulation will be installed at ground, first floor and loft levels and the different thicknesses of insulation and the 1:10 detail drawings have been submitted showing the makeup of the different insulations to the different parts of the building. The Conservation Officer raises no objections to these works. This element of the proposal would remove existing inappropriate plaster and replace with breathable lime plaster which would be an enhancement to the listed building.

Replacement of the deteriorated modern timber casements windows and doors with new white timber double glazed windows and doors

The Design & Heritage Statement advises that all of the windows in the property are modern and it can be seen that this is the case. The proposal is to replace all of the existing windows and external doors. The existing windows are timber single glazed casements and it is proposed to replace them with timber double glazed casement windows in white. The existing external doors are timber, the majority are part glazed, the main front door is fully timber; it is proposed to replace the doors with timber in white.

Planning and LBC was granted under application refs. 20200654 and 2020655 for 'Conversion of existing detached garage into two bedroom annexe and alterations and refurbishment of main house to include new flat roofs, new windows and doors'. As well as the conversion and alteration of the detached garage to an annex which included new windows and doors, the permissions also included replacement of the windows and doors in the rear elevation and south-east side elevation of the modern single storey extension on the rear of the main listed building and the front of the attached modern garage. Within the application it is noted on the application form that it was stated that the proposed windows would be 'Timber casement, double and single glazed'. In the Design & Access Statement in respect of windows it was stated 'Repair or like for like replacement of all other windows with purpose made timber casements of appropriate style and quality'. The proposed plans stated 'new timber framed windows'.

Condition 5 attached to planning permission ref. 20200654 and condition 3 attached to LBC ref. 20200655

stated:

Prior to work commencing on site full joinery details in the form of half or full size cross sectional drawings of the replacement windows and doors (which shall be of timber construction only), shall be submitted to and approved in writing by the local planning authority. The details shall include the following;

- a) Window manufacturer details accompanied by 1:1 or 1:2 vertical section drawing showing depth of reveals in the openings.*
- b) 1:1 elevation details and 1:1 or 1:2 part vertical and part plan section of all doors to be used.*

The development shall thereafter be carried out in accordance with the approved details and maintained thereafter unless otherwise agreed in writing by the local planning authority;

Reason *No such details have been submitted and in order to ensure special regard is paid to protecting the character and appearance of the Listed Building and Hook Green Conservation Area pursuant to Policy CS20 of the Gravesham Local Plan Core Strategy (2014) and saved policy TC3 of the Gravesham Local Plan First Review (1994).*

The applicant applied for partial discharge of condition 5 of planning permission ref. 20200654 and partial discharge of condition 3 of LBC ref. 20200655 under approval of condition application ref. 20210186 & 20210217 respectively. The application form and covering letter submitted explained that partial discharge related to the joinery details for the detached double garage only. It can be seen that timber double glazed windows and doors were permitted in the detached garage to be converted to an annex under partial approval of condition 5 of 20200654 under 20210186 and partial approval of condition 3 of 20200655 under 20210217. The joinery details for the replacement windows in the rear elevation and south-east side elevation of the modern single storey extension on the rear of this listed building and the front of the attached modern garage therefore remain undischarged. It is noted that applications have recently been submitted for discharge of condition 5 attached to planning permission ref. 20200654 under application ref. 20240125 and discharge of conditions 3 & 5 attached to LBC ref. 20200655 under application ref. 20240126 – these applications are currently pending consideration but in respect of the joinery details they also propose double glazing for the remaining replacement windows and doors.

This current proposal relates to replacement of all of the windows and doors in the property. This includes the windows and doors already approved to be replaced in the modern single story rear extension and front of attached garage and the front of the attached garage under planning and LBC refs. 20200654 & 20200655 but for which the joinery details remain undischarged and then all of the other windows and doors in the listed building. It is proposed to replace all the existing timber single glazed windows with timber double glazed windows. Whilst the replacement of the windows and doors is considered acceptable in this case as all of the windows are modern, double glazing is not appropriate. Whilst it has been deemed acceptable to install double glazed windows and doors in the detached modern garage converted to an annex it would not be appropriate in the main listed building itself. This view is supported by the Conservation Officer who advises that the 'windows and doors are inappropriate for a listed building as they adopt standard double glazed sealed units, with modern factory manufactured joinery sections and thin window cills incorrectly detailed for the opening. Also noted is the projecting storm door detail which should be flush with the window frame'. The Conservation Officer provides drawings showing a correct detail to follow.

Double glazed units are not an unacceptable alteration in a listed building. Double glazing is not an authentic feature for windows and doors in a listed building particularly of this age and character, whether of a slim line system or standard double glazing. The submitted general window details show a thick double glazing system is proposed. Double glazing results in the rebate in both the glazing bars and the main framing members of the windows to house the glazing being more substantial than is traditionally the case with single glazed windows. Double glazing appears very different to a single pane of glass. This is due to the introduction of a perimeter seal between the edges of the two panes of glass and the required detail changes to the framing members of the windows and glazing bars to receive the thicker glazing units.

Furthermore, double glazing reflects light differently and produces a strong double reflection which is almost mirror-like. The double glazed windows and doors would be an alien and incongruous feature that would not protect the architectural or historic interest of this listed building and would also not preserve the character or appearance of the Hook Green Conservation Area. Also as the Conservation Officer notes the projecting storm detail is inappropriate when it should be flush.

The proposal for double glazed windows and doors would unacceptably harm the special interest of this listed building and again to reiterate double glazing of any form is not an authentic feature to have in a listed building of this age or character. It would be an incongruous feature that would be unacceptably harmful to the architectural and historic importance of this grade II listed building and the character and appearance of the Hook Green Conservation Area.

The harm that would be caused is considered to be less than substantial, in such circumstances the NPPF (2023) advises that where a proposal would cause less than substantial harm to the significance of a designated heritage asset, that this harm should be weighed against the public benefits of the proposal. It is stated in the submission how the proposal will improve the energy efficiency and thermal comfort of this Grade II listed building and to improve the accessibility/safety of the building. However, with regards to these factors Historic England advice sets out that although windows are generally accepted to amount to 10-20% of heat loss from buildings, this will vary greatly from building to building depending on size and number of openings in relation to the external wall area and that in many older buildings, windows are small relative to wall areas so the cost of double glazing will seldom be covered by energy savings within the lifetime of the insulated glazed units. Historic England advise that the thermal performance of traditional windows can be improved significantly by more appropriate methods such as draught proofing and secondary glazing and further benefits can be gained from closing curtains, blinds and shutters. It is stated that some of these measures can enable buildings that retain their historic windows to be more energy efficient than buildings whose windows are simply replaced with double glazed units. The matter of accessibility/safety is not exclusive to double glazed windows and replacement single glazed windows could also serve that requirement.

The applicant's desire to improve the energy efficiency and accessibility and safety of the property are noted however, for the reasons above this is not considered to outweigh the harm that has been found. Furthermore, in respect of the matter of the replacement windows and doors, the proposed windows and doors are not only the option to address these matters and given that all of the windows are modern, no objections would be raised to their replacement with timber, single glazed casement windows subject to planning and listed building consent in line with what the example detail the Conservation Officer provides.

In summary, whilst no objections are raised to replacement of the existing windows and doors, the use of double glazing is not acceptable for the reasons given above. The Conservation Officer also advises the design detailing is unacceptable in respect of the storm detailing when it should be flush and also the cills being incorrectly detailed for the opening. The NPPF (2023) advises that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. For the reasons given above, it has been found that the proposed replacement windows and doors would not preserve this grade II listed building and its special interest nor the character and appearance of the Hook Green Conservation Area, and therefore would be contrary to Policies CS19 and CS20 (LPCS), saved Policies TC2 and TC3 (LPFR) and section 16 of the NPPF (2023).

Additional brick steps to the stair between the kitchen and the music room as well as to the stair between the garden room and the living room

It is proposed to install one addition step in the steps between the kitchen and music room and the garden room and living room which is said to be to reduce the steepness of the steps. The Conservation Officer raises no objections to the insertion of the additional step in each set of the existing steps. It is therefore considered the proposal would cause no harm to the significance of this listed building.

Removal of an internal door and installation of a sliding door to bedroom 4

It is proposed to remove a section of wall alongside the existing door opening to bedroom 4 to insert a sliding door which is said to be to allow a desk to be placed in the bedroom. The Conservation Officer raises no objections. This alteration is considered acceptable as the wall is modern partition so there would be no harm to the significance of this listed building.

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

Whilst there are no objections to some elements of the proposal, the proposed replacement windows and doors by virtue of their double glazing and design detailing would be unauthentic, incongruous and unsympathetic replacement windows and doors that would not preserve the architectural and historic interest of this grade II listed building but would cause harm to it and would not preserve the character and appearance of the Hook Green Conservation Area. As such, the proposal is contrary to Policies CS19 and CS20 (LPCS), saved Policies TC2 & TC3 (LPFR) and section 16 (NPPF (2023)).

Recommendation:

20240127 – Refusal

20240128 - Refusal

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	5th April 2024	Dated:	08 April 2024