



Delegated Report

Householder Planning Application

Planning Application No: 20250298

Location: 54 South Hill Road Gravesend Kent DA12 1JZ

Description: Replacement of existing UPVC windows. Construction of new pitched roof with 2no. roof lights to existing conservatory.

Applicant: Steve Seath

Site Visit Date: 08.04.2025

Submitted Documents/Plans

- Application Form
- Drawing No: 25-0511 Rev 03 Section AA
- Drawing No: 25-0511 Rev 03 Proposed Elevations
- Drawing No: 25-0511 Rev 03 Existing Elevations
- Drawing No: 25-0511 Rev 03 Proposed Plans
- Drawing No: 25-0511 Rev 03 Existing Plans
- Drawing No: 25-0511 Rev 03 Site Location Map, Existing and Proposed Block Plan

Supplementary Information

- Design and Access Statement

Relevant Planning History

Reference	Description	Outcome	Decision Date
20010195	Erection of a conservatory at the rear.	Permitted	02.05.2001

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Design and Development Principle
- CS20 – Heritage and the Historic Environment

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- TC3 – Development affecting Conservation Areas

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places
- Section 16 – Conserving and enhancing the Historic environment

Other Material Considerations

Supplementary Planning Guidance and other Documents:

The Council has adopted a number of Supplementary Planning Guidance (SPG) documents, Development Briefs and Conservation Area Appraisals. These elaborate on saved policies in the Gravesham Local Plan First Review and policies in the Gravesham Local Plan Core Strategy and are material considerations in determining planning applications.

In addition, the Council has adopted a number of documents that have been produced by Kent County Council also as Supplementary Guidance.

<https://www.gravesham.gov.uk/local-plan-policy/supplementary-planning-guidance>

Supplementary Planning Guidance

- SPD4 – Householder Alterations and Extensions Guidance (2021)
- Conservation Areas - Windows and Doors design guidance (2020)
- Windmill Hill Conservation Area Character Appraisal 2009
- Management Plan – Gravesend's 19th Century Suburban Conservation Areas (2009)

The Council has a statutory requirement under 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.

The Council has statutory requirements under Section 16(2) and Section 66(2) (respectively) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) in considering whether to grant listed building consent for any works to a listed building or planning permission for development affecting a listed building, 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.

Consultations, Publicity and Representations

Local Ward Councillors

No comments received

Conservation Officer

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to 8 surrounding properties. The consultation period expired on 02.05.2025 and no comments were received.

Analysis

Proposal

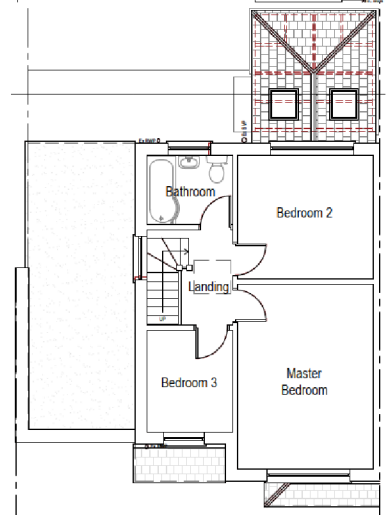
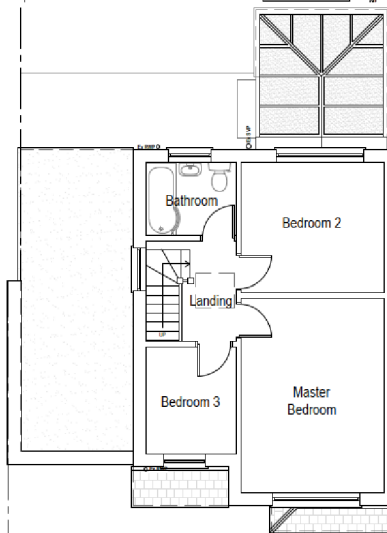
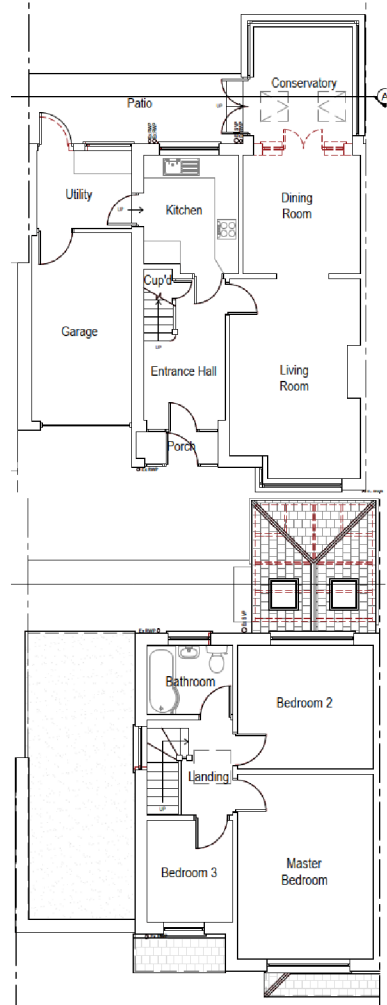
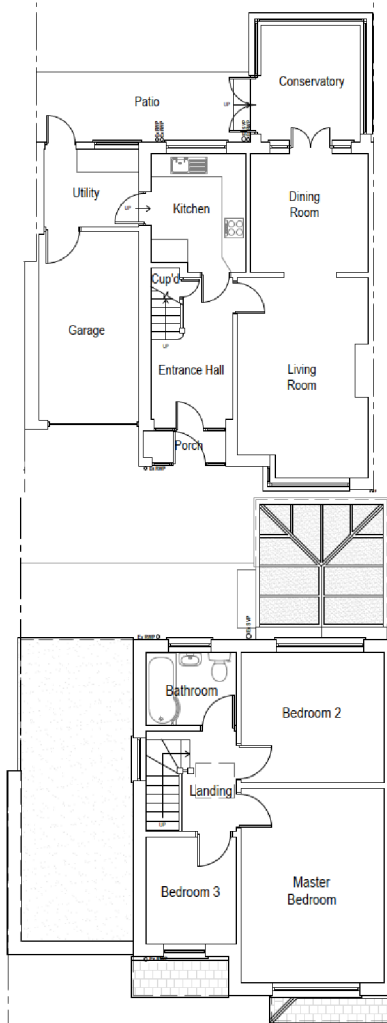
The proposal seeks to replace the existing UPVC windows and construct a new conservatory roof.

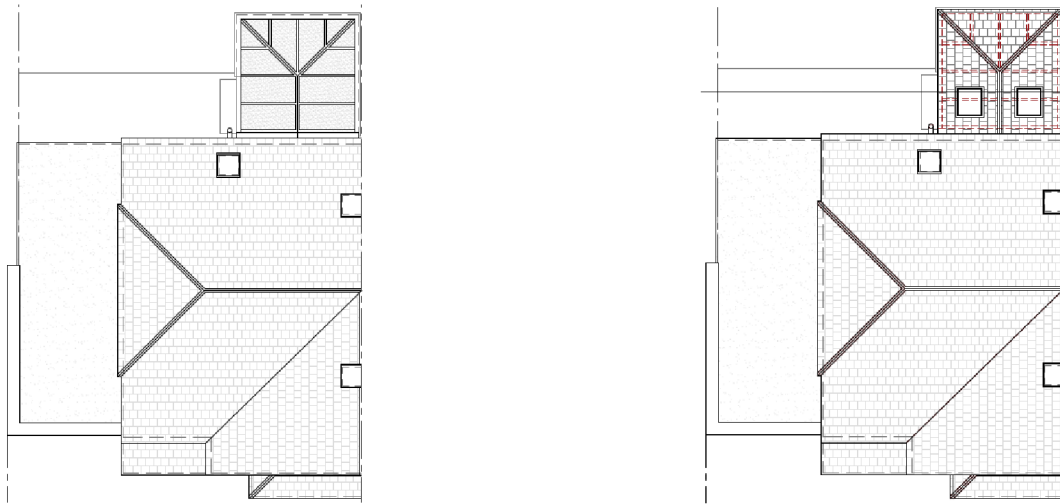
Existing



Proposed







Background

The site has been previously extended by way of a rear conservatory which was permitted under reference 20010195.

Officer's analysis

The application site consists of a two storey semi detached dwelling on the northern side of South Hill Road. The property is situated in the Windmill Hill Conservation Area and is covered by an Article 4 Direction. As such planning permission is required to replace the existing windows of the property as it does not retain any permitted development rights to carry out such alterations. The principle issue in the determination of this application is whether the proposal would preserve or enhance the character and appearance of the Conservation Area.

Design, Character, Appearance and Conservation Area Impact

The proposal seeks to replace all existing windows with slimline double glazing UPVC as a means of enhancing the properties energy efficiency. Below is an image of the adjoining semi detached property which clearly has UPVC windows in situ.



The application property already has UPVC windows in place, the replacement windows will result in the loss of the existing mullion style windows, however this will not cause any harm to the conservation area as the replacements are very similar to the existing and more or less identical to the neighbouring. The property is a comparatively modern addition to the conservation area not a positive building within the area. As such the alterations would not result in any detrimental harm to the area, especially as the existing is

already UPVC.

The second element of the proposal seeks to replace the existing glazed conservatory roof with a traditional roof with tiles. This element of the proposal is not visible from a public vantage point and so such alterations will not impact the wider character of the conservation area.

As such the proposal is not considered to harm the character and appearance of the Windmill Hill Conservation Area as the alterations are similar to what is already in situ and so the proposal is considered compliant with Policies CS19 and CS20 Local Plan Core Strategy 2014 and saved Policy TC3 Local Plan First Review 1994.

Amenity of Future Occupiers

The proposed development is considered to accord with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024) in terms of design, character and appearance. The replacement windows will be more energy efficient, also with the replacement roof to the conservatory.

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for the application.

The proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024) result in no issues of overlooking or loss of light.

Conclusion & Recommendation

The proposal will maintain the character and appearance of the Windmill Hill Conservation Area. As such permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	14.05.2025	Dated:	15 May 2025