

Delegated Report

Planning Application for Approval of Details

Planning Application No: 20240060

Location: 36 - 38 The Street Cobham Gravesend Kent

Description: Application for approval of condition 3 attached to Listed Building Consent reference number 20230933 relating to details and specifications of the window and door approved.

Applicant: Eric Gander

Submitted Documents/Plans

Planning Application Form;
Drawing No. TSC/0723/02 – Half Glazed Door Detail;
Drawing No. TSC/0723/02 – Window Details; and
Covering Letter.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230933	Application for Listed Building Consent for the removal of uPVC door and window from rear elevation of No.38 The Street and their replacement with a purpose made timber door and purpose made timber window.	Permission	30.10.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

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

- TC2 – Listed Buildings
- TC3 Development Affecting Conservation Areas

Other material considerations

National Planning Policy Framework (2023)

- Section 4 – Decision-making
- Section 12 – Achieving well-designed and beautiful places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Cobham Conservation Area Appraisal
- Conservation Areas: Maintenance/Replacement Windows and Doors Guidance

Consultations, Publicity and Representations

Consultees

Formal consultation is not required.

Officer's Analysis

Condition 3

3. *The window and door herein approved shall be of a timber construction only. Details of their design, specification, method of opening, location within the wall and finish/colour, in the form of drawings and sections of no less than 1:10 scale, and ½ or full size, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The works shall be carried out only in accordance with the agreed window and door details.*

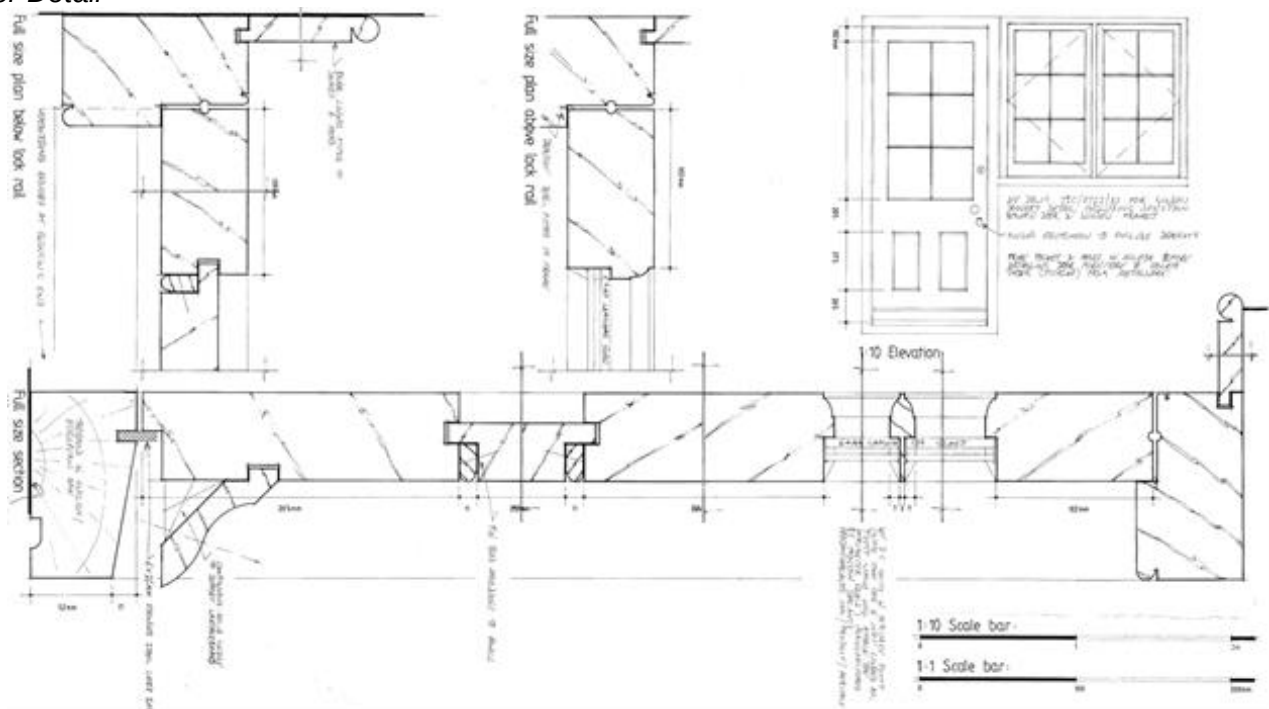
Reason: *Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building in accordance with policy CS20 of the Core Strategy 2014.*

The following information has been submitted to discharge condition 3:

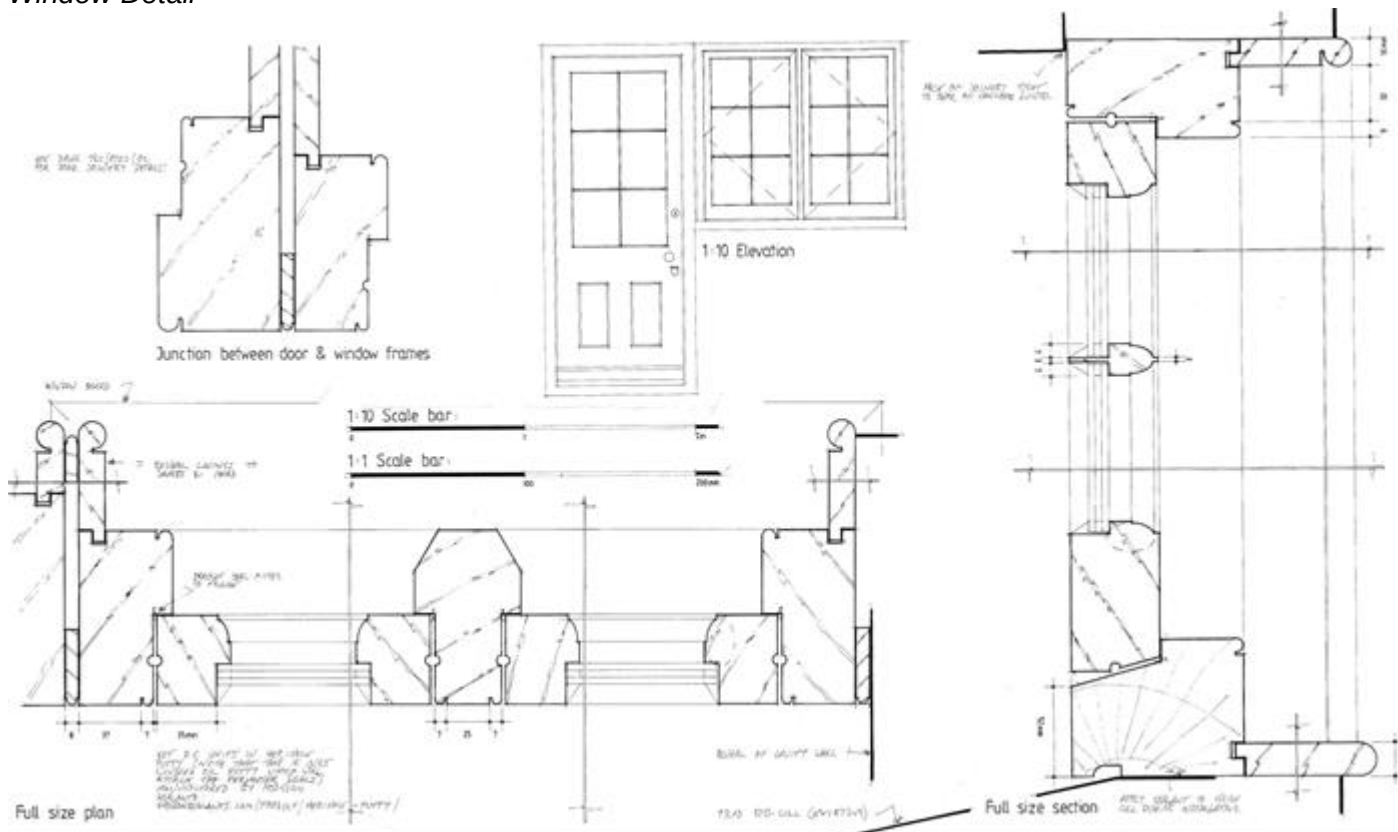
Planning Application Form;
Drawing No. TSC/0723/02 – Half Glazed Door Detail;
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Covering Letter.

The following door window details address the comments made by the Conservation Architect, in particular the bead and butt detailing and traditional fixings and palette which are acceptable suitable for this Grade II Listed Building.

Door Detail



Window Detail



No further information is required and condition 3 can be discharged.

Conclusion Recommendation

Sufficient information has been submitted to discharge condition 3 of planning approval 20230933.

Recommendation

ADET - Approval of Details

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

Case Officer:	Ms Amanda Cue	Team Leader:	Miss Faye Hobbs
Signed:	A Cue	Signed:	
Dated:	19th March 2024	Dated:	19 March 2024