



Delegated Report

Approval of Details Application

Planning Application No: 20211302

Location: Flat 1 Dolphin Court 95 Windmill Street Gravesend

Description: Application for approval of condition 3 attached to planning permission reference number 20211011 relating to windows and joinery.

Applicant: Kenichi Hamada

Site Visit Date: N/A Desktop Assessment

Submitted Documents/Plans

- Application form;
- Sash Windows, Front Bay Windows, Side Units, plan no (21)5001AD rev A;
- Sash Windows, First Floor, Front Bay Window, Front Units, plan no (21)5002AD Rev B;
- Sash Windows, First Floor Bathroom, Second Floor Guest Room, plan no (21)5003AD rev A;
- Sash Windows, First Floor, Front Bedroom, plan no (21)5004AD rev A;
- Sash Windows, First Floor, Rear Bedroom, plan no (21)5005AD rev A;
- Sash Windows, First Floor, Dining / Kitchen, Rear, plan no (21)5006AD rev A;
- Sash Windows, First Floor, First Floor Study, Second Floor Bathroom, plan (21)5007AD rev A;
- Single Glazed Sash Window – details 8mm space bar, plan no GDW_SS05; and
- 4x Photographs.

Procedural Issues

The application follows the previous planning application (ref 20211011) which was for the following;

'Replacement of existing white painted timber frame, single glazed, sash windows with like for like white painted timber frame double glazed sash windows, to the front and side elevations. Removal of existing white UPVC casement mock sash windows, and reinstatement of sash windows with white painted, timber frame, double glazed sash windows, to the rear elevation, removal of 2 existing UPVC casement windows, replacement with one white painted timber frame double glazed casement window, replacement of existing double glazed rear slope roof light with a slightly larger low profile anthracite frame double glazed roof light and installation of two low profile anthracite frame double glazed roof lights to the rear slope.'

Condition 3 of the above application states;

'Notwithstanding the details shown on the approved plans, submitted documents and application form prior to the existing windows being removed, detailed drawings at a scale of 1/10 and half or full size of all the joinery shall be submitted to and approved by the Local Planning Authority. The development shall then be carried out in accordance with the approved details. For the avoidance of doubt the joinery details shall match the existing detailing of the windows at Dolphin Court, No. 95 Windmill Street in all respects, including their sash windows and in particular the sash horns shall be achieved.'

Reason: To ensure the alterations would preserve the character and appearance of the building and the Windmill Hill Conservation area, in accordance with the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.'

Relevant Planning History

Application Ref. No.	Description	Decision
20211011	Replacement of existing white painted timber frame, single glazed, sash windows with like for like white painted timber frame double glazed sash windows, to the front and side elevations. Removal of existing white UPVC casement mock sash windows, and reinstatement of sash windows with white painted, timber frame, double glazed sash windows, to the rear elevation, removal of 2 existing UPVC casement windows, replacement with one white painted timber frame double glazed casement window, replacement of existing double glazed rear slope roof light with a slightly larger low profile anthracite frame double glazed roof light and installation of two low profile anthracite frame double glazed roof lights to the rear slope.	Approved
20081086	Installation of replacement windows at first floor level.	Refused

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)

- TC3 – Development affecting Conservation Areas

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 - Achieving sustainable development
- Section 12 - Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Residential Layout Guidelines (2020)
- Windmill Hill Conservation Area Character Appraisal (2007)
- Conservation Areas Maintenance/Replacement Windows and Doors Guidance (2020)

Planning (Listed Buildings and Conservation Areas) Act 1990

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.

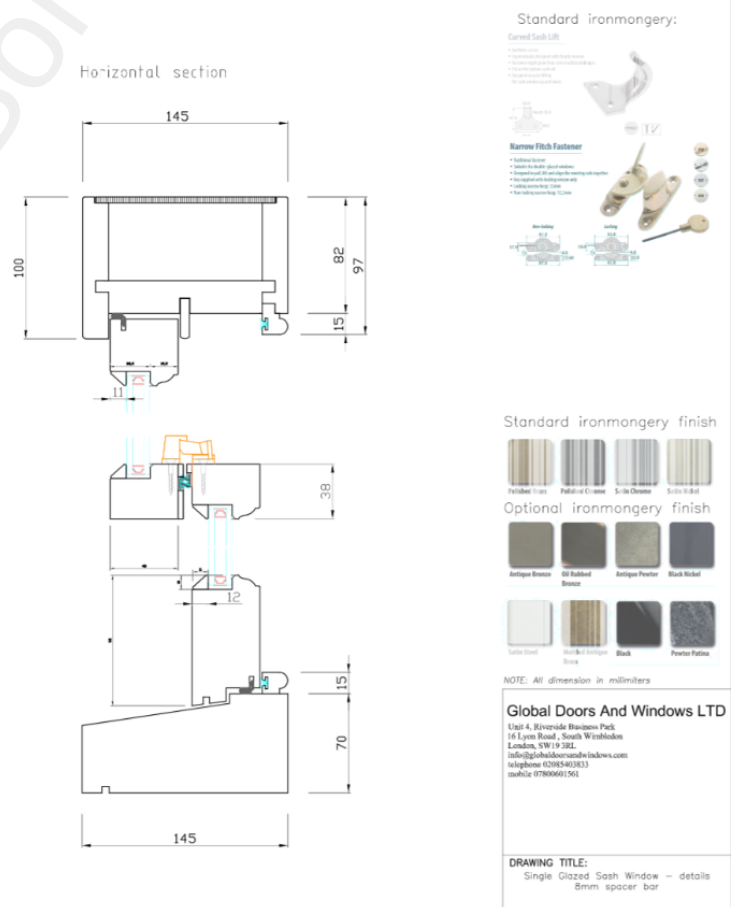
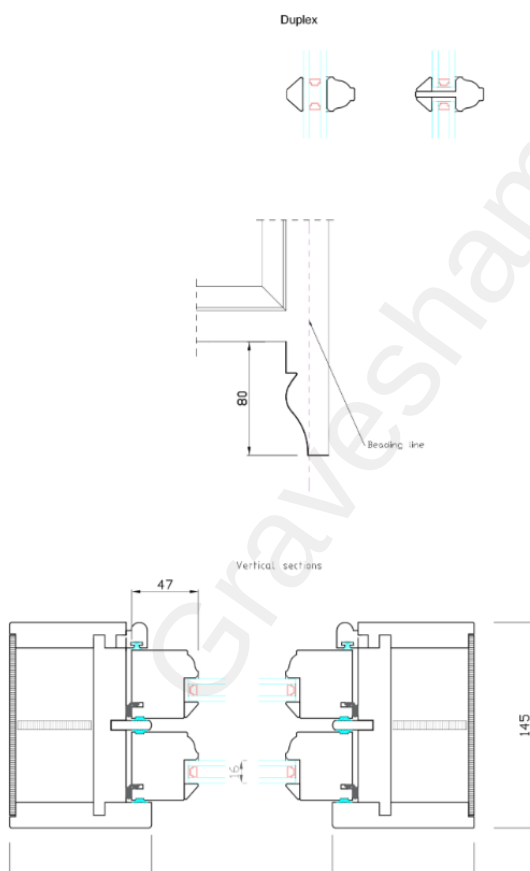
Consultations, Publicity and Representations

The application is for an approval of details for of the joinery details to be used on the windows and, as such, there is no requirement for consultations with consultees, neighbours or advertisement. Notwithstanding this, the Gravesham Borough Council Conservation Officer has been consulted as the application site is within a Conservation Area and the application seeks approval of the joinery details for the replacement windows.

Officer's Analysis

This application has been submitted for the approval of joinery details prior to the removal of the existing windows and the proposed windows being installed.

Details of the joinery are referenced below;



The Council Conservation Officer has been consulted on the application and has mentioned that the details submitted with this application are acceptable.

Sufficient information has been provided to discharge condition 3 and no further information is required. No conflict with Policy CS19, CS20 (LPCS) or sections 12 and 16 (NPPF).

Conclusion & Recommendation

Sufficient information has been provided to discharge condition 3.

Discharge Condition 3

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

Case Officer:	Ms Genna Henry	Team Leader:	Miss Faye Hobbs
Signed:	<i>G.Henry</i>	Signed:	
Dated:	6th December 2021	Dated:	06 December 2021