

Delegated Report

Householder Planning Application

Planning Application No: 20241084

Location: 25 St James Road Gravesend Kent DA11 0HF

Description: Removal of uPVC windows to the front (north) elevation and installation of timber framed windows.

Applicant: Mr Hardev Kang

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. 01 – Site Location Plan;
- Drawing no. 02 – Block Plans As Existing & As Proposed;
- Drawing no. 03 – Part Ground Floor Plan & Front Elevation As Existing;
- Drawing no. 04 – Part Ground Floor Plan & Front Elevation As Proposed;
- Drawing no. 05 – Replacement Window Details;
- Heritage and Planning Statement.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

Other material considerations

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 (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Overcliffe Conservation Area Character Appraisal (2009)
- Management Plan Northfleet Conservation Areas (2009)
- Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020)

Consultations, Publicity and Representations

Consultees

No response from:

- GBC Conservation Officer

Neighbouring properties

6 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 03.01.2025 – no responses received.

Officer's Analysis

The application dwelling consists of a late-nineteenth century detached dwelling situated in the Overcliffe Conservation Area and subject to an Article 4 Direction. The property has a bay window at ground floor containing four windows and there are three windows at first floor level.

There is a mix of other architectural styles in the street with some Victorian, Edwardian and twentieth century dwellings. There are only a certain number of properties in St James Road nearer the eastern end of the road that are within the Overcliffe Conservation Area.

The proposal is to remove the existing unauthorised uPVC windows in the front elevation and install timber windows. Planning permission was required to remove the previous windows due to the Article 4 Direction.

The principal issue in the determination of this application is whether or not the proposed development would preserve or enhance the character or appearance of the Overcliffe Conservation Area.

The previous windows which were removed without planning permission and the windows that have been installed are as follows:

Previous windows which were removed:



Unauthorised windows that have been installed:



The previous windows which have been removed were not the originals and were timber casements but they were at least timber. The windows that have been installed are plastic, of extremely thick proportions, with trickle vents, thick standard double glazing and are extremely harmful to the character and appearance of the Overcliffe Conservation Area; their proposed removal and replacement is therefore very much welcome.

The proposed replacement windows would be timber, sliding sash windows with a one-over-one glazing arrangement to replicate the windows which would have been in the building originally. The windows would not be single glazed as the originals but slim-lite double glazing of a 12mm system is proposed. Slim-lite double glazing is acceptable in unlisted buildings in a Conservation Area as the thin system means original thin profiles for the window can still be matched. Full size joinery details have been submitted with the application which shows acceptable detailing for the windows. There is a note on the drawing that the windows at nos. 17 & 19 would be used for reference for all window components. The windows at no. 17 are replacements that were permitted under application ref. 20220093 for authorised windows that had been installed. The windows at no. 19 are original windows that it was stated in the application for no. 17 would be used for reference. It is therefore acceptable that they would be used as a reference. The windows are to be painted white which is an acceptable colour.

It is considered that on the basis of the detail of the replacement windows as shown in the information submitted with the application and which would form the approved details, the proposal to replace the existing unauthorised plastic windows and replace them with the proposed timber sliding sash slim-lite double glazed windows would enhance the character and appearance of the Overcliffe Conservation Area.

In summary, proposal would be acceptable as the removal of the existing unauthorised plastic windows and their replacement with timber sliding sash windows would enhance the character and appearance of the Overcliffe Conservation Area. In this regard the proposal is compliant with Policies CS19 and CS20 (LPCS) and saved Policy TC3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion

The proposal would enhance the character and appearance of the Overcliffe Conservation Area and is therefore compliant with local and national planning policy as stated above and permission is therefore recommended.

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	15th January 2025	Dated:	16th January 2024