

Delegated Report

Householder Planning Application

Planning Application No: 20260157

Location: 3 Wilfred Street Gravesend Kent DA12 2HA

Description: Replacement of single glazed Crittall window to double glazed uPVC window.

Applicant: Gravesend Methodist Church

Site Visit Date: 10.03.2026

Submitted Documents/Plans

- Application form;
- Location Plan;
- Window Drawing – Existing;
- Window Drawing – Proposed;
- The Ultimate Collection - Ultimate Flush Sash Casement Technical Specification;
- Photo;
- Window Specification; and
- Note to planning re: Trickle Vent.

Relevant Planning History

Reference	Description	Decision	Decision Date
20010400	Change of use of church premises on first floor at 4 Wilfred Street from church use to residential in connection with the existing dwelling at no 3 Wilfred Street.	Permitted	16.07.2001

The applicant submitted a pre-application enquiry prior to this application to request advice on replacement windows.

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS18 – Climate Change
- CS19 – Design and Development Principle
- 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

- King Street Conservation Area Character Appraisal (2009)
- Management Plan Gravesend's Gravesend Town Centre Conservation Areas (2009)
- Conservation Areas Maintenance/Replacement Windows and Doors Guidance (2020)

Consultations, Publicity and Representations

Consultees

No response from:

- GBC Conservation Officer
- Ward Councillors

Neighbouring properties

6 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 03.04.2026 – no responses received.

Officer's Analysis

The application site consists of a two storey mid-terrace dwelling situated on the southern side of Wilfred Street. The site is located in the King Street Conservation Area and covered by an Article 4 Direction.

The property has Crittal, single glazed, casement windows in the front elevation at ground and first floor levels. The two Crittal windows in the front of the property are in what was no. 4 Wilfred Street but which was incorporated into the dwelling at no. 3 Wilfred Street under planning permission ref. 20010400 to make one dwelling.

The proposal is to replace the existing first floor Crittall single glazed casement window with a uPVC double glazed casement window.

The principal issue in the determination of this application is whether the proposed uPVC, double glazed casement window would preserve or enhance the character or appearance of the King Street Conservation Area.

The Conservation Areas Maintenance/Replacement Windows and Doors Guidance (2020) sets out the criteria for assessing applications for replacement windows in unlisted buildings where an Article 4 Direction is in place in a Conservation Area.

In respect of the proposal point 4 is relevant which states:

4. Applications to replace inappropriate modern windows in pre 1920 houses (i.e. houses originally built with timber sashes and casements) or post 1920 (i.e. houses originally built with metal framed [Crittall] windows. Approve subject to choice of style of replacement unit. The replacement should match the appearance of traditional sashes/casements/metal framed windows as far as possible.

The property appears to be pre-1920 and the part that was no. 4 has had its frontage altered at some point in time (clearly many years ago) as the Crittall windows and their large rectangular openings are not original. In line with the Conservation Areas Maintenance/Replacement Windows and Doors Guidance (2020) point 4, the removal of the existing Crittall windows would be acceptable in principle and replacement casement windows in uPVC would be acceptable in principle also subject to the windows having as thin a profile as possible. The proposal to have two side openings and one top hung opening in each window would replicate the pattern of the existing Crittall windows. The windows would be flush casements (where the opening lights of the casement are set flush within the frame) to reflect traditional casement windows and not storm proofed (where the opening light is set atop the frame)

The fact that casement windows are proposed means that they would therefore replicate the existing style of window (casements) and the fact they would also be flush and not storm casements means this aspect would replicate a traditional casement window.

The window would not be the slimmest version of a casement window on the market and standard double glazing of 28mm is proposed along with a trickle vent. However, one has to look at the property in question and the front elevation of this dwelling has been vastly altered. There is the significant point that the window openings have been completely altered from what they would have been originally (many years ago judging by the alterations carried out). The windows would have been vertical sliding sashes but at some point, the openings have been completely altered to large horizontal openings with casements. Furthermore, the door opening at ground floor in terms of its wide, rectangular, double doors, straight headed opening and the style of the doors themselves is completely out of keeping with what the original door opening would have been like and which the others in neighbouring dwellings still retain (round headed single door opening). The front elevation of the property now appears more akin to the rear elevation of a 1950s/1960s warehouse building given all of this and not the front elevation of a Victorian terraced property which it originally was.

In this case, it is therefore considered that given the vastly altered front elevation of no. 3 which bears no resemblance to its original appearance or that of the neighbouring terraced dwellings even in terms of the shape of the window and door openings, there is some flexibility in respect of a slightly larger frame and standard double glazing. To insist on a slimmer frame or slimlite double glazing, it is not considered this would actually be necessary on this occasion given the vastly altered front elevation as it is and so no harm would be caused by a thicker frame or standard double glazing. The window would be a casement to match the style of window as existing and would be a flush casement.

In making this assessment consideration has been given to an appeal at no. 11 Wilfred Street APP/K2230/C/20/3254162) which had a split decision whereby the Inspector allowed retention of a uPVC sash window at first floor level for the reasons that it was a vertical sliding sash window to match the existing window arrangement. The Inspector stated:

Notwithstanding that the frame of the first floor sliding sash window is slightly wider and heavier than would have been the case with the original timber sash, the fact that it is a vertical slide arrangement means it is more akin to the original arrangement than many of the replacement windows along the street; certainly those at Nos 10 and 12.

In this case the proposed uPVC window would also be wider and heavier in its proportions than the existing (Crittall) window but that is considered acceptable given that the Inspector in the 11 Wilfred Street appeal had no issue with the proposed window which had been installed at first floor level being wider and heavier as the replacement was in the same style of window as the existing. i.e. a vertical sash replacing a vertical sash. That same view is therefore taken here as the style of window would be the same as the existing.

The Inspector did not consider the uPVC casement window at ground floor which had replaced a timber, sliding sash window acceptable as it did not fit into the arched opening, did not match the original window style and was made up of an unacceptable arrangement of different panes and sections. That would not be the case here as the window would replicate the existing casement window in terms of style of window and opening.

The Inspector found that in Wilfred Street the windows and doors in virtually all of the dwellings had been replaced with a significant number unsympathetically and that there is therefore a random, wide variety of window styles, profiles and glazing in evidence along the street. This was taken into account in their final conclusion that the ground and first floor windows should be treated differently. The first floor uPVC sash window was allowed as, albeit wider and heavier than the previous sash window, it did match the style of the previous window. The ground floor uPVC casement window which did not match the style, did not fit the arched opening and was made up of unacceptable sections was dismissed.

Overall therefore, taking into account all of the issues it is considered that the proposed replacement of the existing Crittall, single glazed casement window with a uPVC, double glazed casement window is acceptable and would not harm the character and appearance of the host building or the King Street Conservation Area which would be preserved.

As such the proposal is considered compliant with Policy CS19 (LPCS) and saved Policy TC3 (LPFR).

Given that this is a standard uPVC window with standard double glazing with details of the product already given, no further details are considered to be required by condition.

Any Other Material Planning Considerations

None.

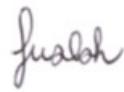
Conclusion

The proposal would not cause harm to the character and appearance of the host building or the King Street Conservation Area which would be preserved. The proposal is therefore compliant with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	9th April 2026	Dated:	10 April 2026