



Delegated Report

Householder Planning Application

Planning Application No: 20260152

Location: 27 Cobham Street Gravesend Kent

Description: Installation of replacement windows at ground and first floor level to front elevation.

Applicant: Quota Ltd

Site Visit Date: 27 February 2026

Submitted Documents/Plans

- Cover Letter;
- Application form;
- Site Location Plan;
- Drawing no. 3545-001 Rev. C – Plan and Elevations;
- ECO Slide Consumer Brochure Sept 25;
- Eco Slide Operation and Maintenance Guide; and
- Planning & Heritage Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250064	Retrospective application for the replacement windows at ground and first floor.	Refused	25.03.2025
		Appeal Dismissed	13.10.2025
19880598	Conversion of the two existing self-contained maisonettes into 4 no self-contained flats	Permitted	12.04.1989
19820681	Conversion of single dwelling house into two self contained maisonettes	Permitted	29.11.1982

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 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.

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

- Darnley Road Conservation Area Character Appraisal (2009)
- Management Plan Gravesend's 19th Century Suburban Conservation Areas (2009)
- Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020)

Other Guidance

- Historic England Traditional Windows Their Care, Repair and Upgrading (2017)

Consultations, Publicity and Representations

Consultees

No response:

- GBC Conservation Officer
- Ward Councillors

Neighbouring properties

10 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 20.03.2026 – no responses received.

Officer's Analysis

The application site consists of a semi-detached building which is situated in the Darnley Road Conservation Area. The building is in use as flats and as such planning permission is required for to replace the windows. For reference, there is an Article 4 Direction on the Conservation Area which applies to all single family dwellings.

The original timber, single glazed windows at the ground and first floor levels in the front elevation of the building were removed without the benefit of planning permission and replaced with the present uPVC, double glazed casement windows. The applicant applied for retention of these uPVC, double glazed casement windows under application ref. 20250064 which was refused on 25.03.2025 on the following ground:

The replacement windows which have been installed by virtue of their design, detailing and material would not preserve the character or appearance of the Darnley Road Conservation Area but would cause harm to it. As such, the proposal is contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 of the Gravesham Local Plan First Review (1994) and section 16 of the National Planning Policy Framework (2024).

The applicant appealed this decision to the Planning Inspectorate and they dismissed the appeal on 13.10.2025.

The applicant has now submitted this current application applying for replacement of the unauthorised uPVC, double glazed casement windows at ground and first floor levels with uPVC, sliding sash double glazed windows and the product details given are the Eco Slide sash window.

The original windows which were removed without the benefit of planning permission can be seen in Google Streetview imagery from December 2020 as follows:

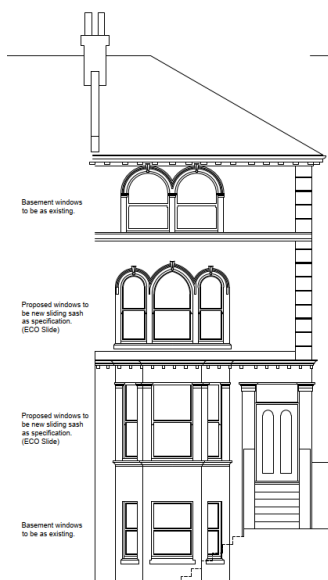


(No. 27 is to the right)

The building with the existing unauthorised uPVC casement windows at ground and first floor can be seen below:



The proposed front elevation is as follows:



The principal issue in the determination of this application is whether the proposed uPVC, sliding sash windows would preserve or enhance the character or appearance of the Darnley Road Conservation Area.

The ground and first floor windows which were removed appeared to have been the original windows - timber, single glazed sliding sash windows. The issue with the uPVC, double glazed casement windows which have been installed is in summary:

- The casement opening is completely at odds with the sliding sash windows removed and those still remaining at second floor level and in the windows in the neighbouring semi no. 25;
- The windows at first floor level having a straight head and not following the rounded arches of the window openings they sit within;
- The trickle vents are an unauthentic feature and the windows have no horns which the previous windows had;
- The window proportions are thick and chunky much more so than the previous timber windows, as evident from the thickness and depth of the frame and the lower opening panes sitting much further forward than the rest of the window creating further chunkiness; and
- The windows are of thick double glazing of the 4-20-4 arrangement.

Hence, the application for their retention was refused and this refusal was upheld on appeal.

The Council's Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020) sets out the criteria for different examples of replacement windows depending on the age of the property and what the existing and proposed windows are:

1. Use of purpose made or high quality factory made timber sash/casement windows. Planning permission not required if windows are an exact copy, like for like, or replica.
2. Use of factory made timber sash windows or uPVC vertical sliding sash windows as replacements for Victorian/Edwardian one over one or two over two sash windows (i.e. windows with one or two panes, not Georgian style multi-paned windows which are commonly divided into six or eight small panes for each sash). Approve subject to choice of manufacturer and detailing; ensure that vertically sliding sashes are proposed.
3. Use of factory made timber or uPVC casements as replacements for Victorian/Edwardian casement windows. Approve subject to choice of manufacturer and detailing and ensure that casement is flush with the frame or recessed when closed. Use of aluminium profile casement windows in suburban houses (post 1920). Approve subject to choice of window style. In many cases aluminium replacements can match the appearance of original metal framed [Crittall] windows.
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.
5. Applications to replace traditional vertical sliding timber sash/casements windows with standard uPVC units (i.e. side hung, top hung, bottom hung, horizontal pivot, vertical pivot or louvre) will be refused.
6. uPVC or aluminium finish sliding sashes and casement windows which meet the colour, positioning and hanging criteria set out above, on non-principal or non-public elevations (elevations with no street frontage or open to public view) where it can be demonstrated that they do not harm the character or appearance of the conservation area and taking into consideration the age and style of the building and its immediate surroundings will be considered acceptable

The point relevant to this proposal in the previous application was no. 5 as it was an application for replacement of traditional vertical sliding sash timber sash windows with standard uPVC units (side hung).

With this current proposal the point relevant is no. 2 as it is an application for the use of uPVC vertical sliding sash windows as replacements for Victorian/Edwardian one over one sash windows (this being the lawful windows which were removed without the benefit of planning permission). It is stated in such circumstances that they should be approved subject to the choice of manufacturer and detailing; it should be ensured that vertically sliding sashes are proposed.

The proposed windows would, as stated, be uPVC sliding sash windows but this time they would be an improvement on the existing unauthorised windows as:

- They would now be sliding sash windows instead of casement windows;
- The first floor level windows would follow the arched opening they sit within and would not have a straight head;
- The windows are shown to not have any trickle vents on the proposed drawing - they are mentioned in the Eco Slide brochure but they are not an authentic feature to have as they are not in traditional sliding sash windows; therefore, should permission be forthcoming it would need to be conditioned that there shall be no trickle vents. It is stated several times throughout the Eco Slide brochure that the windows can be made exactly as the buyer wants and can include or not include all different elements;
- The windows would have horns which is authentic;
- The window proportions would match as much as possible the previous timber windows and would therefore not be the chunky windows previously proposed. In the Eco Slide brochure it is stated 'If you're replacing existing sash windows, we can offer a wide choice of styles to match them as closely as possible, and maintain the character of your home'; and
- The glazing specification has not been submitted but this could be conditioned should permission be forthcoming to ensure that it is only slim-lite double glazing that is used and not standard double glazing which is too thick.

As such, it is considered that the proposed windows are an improvement on what has previously been submitted. Instead of the existing completely unacceptable, incongruous, crude uPVC casement windows that are the wrong style of opening (casement not sash), do not respect the shape of the first floor opening and are overly thick, they would be replaced with uPVC, sliding sash windows so they would be the correct style of window (sash not casement, would respect the shape of the first floor opening, would be more slender in terms of the proportions, would not have trickle vents (which would need to be conditioned to ensure this) and subject to conditioning the glazing would be acceptable (to ensure only slim-lite double glazing not standard double glazing is used).

It is therefore considered that in respect of the Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020) the proposed windows would meet the requirements of point 2 of the list of criteria for replacement windows depending on the age of a property and what the existing and proposed windows as they would be factory made uPVC sliding sash windows as replacements for Victorian/Edwardian one over one sash windows (the original timber sash windows) whereby the choice of manufacturer and details is acceptable and vertical sliding sash windows would be used.

It is considered that subject to conditions to specify that there shall no trickle vents, to request further details of the windows to ensure they would fully replicate the original timber sash windows as closely as possible and have only slimlite double glazing not standard double glazing, then the proposed windows would not harm the character and appearance of the host building, the pair of semi-detached dwellings or the streetscene. By extension it would therefore preserve the character and appearance of the Darnley Road Conservation Area and not cause harm. The proposal would therefore be compliant with Policies CS19 and CS20 (LPCS), saved Policy TC3 (LPFR) and sections 12 and 16 of the NPPF (2024) and would address the ground of refusal of previous application ref. 20250064. Given that the existing windows are unauthorised it would also need to be conditioned that the details required must be submitted within a certain time frame and then that the windows shall be installed in accordance with those details in a certain timeframe; a period of 3 months for the submission of the details and 6 months for implementation from the date of the approval of those details would be reasonable time periods in order to address the planning

breach and for the applicant to have sufficient time to carry out those elements.

Any Other Material Planning Considerations

None.

Conclusion

The proposed uPVC sliding sash windows, subject to conditions, would preserve the host building, the pair of semi detached dwellings and the character and appearance of the Darnley Road Conservation Area. As such, it would be compliant with Policies CS19 and CS20 (LPCS), saved Policy TC3 (LPFR) and sections 12 and 16 of the NPPF (2024) and would address the ground of refusal of previous application ref. 20250064.

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:	1st April 2026	Dated:	02 April 2026