

Delegated Report

Householder Planning Application

Planning Application No: 20240962

Location: Brickhole Cottage 4 Battle Street Cobham Gravesend

Description: Proposed replacement timber windows and doors.

Applicant: Mr Ashley Connell

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. 001 – Site location plan, existing block plan;
- Drawing no. 010 - Existing floor plans;
- Drawing no. 011 – Existing elevations;
- Drawing no. 012 – Proposed floor plans;
- Drawing no. 013 – Proposed elevations;
- Drawing no. 014 – Proposed block plan;
- Drawing no. 075 – Proposed typical window details;
- Drawing no. 085 – Proposed typical door details; and
- Design, Access and Heritage 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 & 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 & enhancing the historic environment

Supplementary Planning Guidance

- Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020)
- Cobham Rural Conservation Area Appraisal Supplementary Planning Document (2017)
- Management Plan Rural Conservation Area Appraisals Supplementary Planning Document (2016)

Other Guidance

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

Consultations, Publicity and Representations

Consultees

No response from:

- GBC Conservation Officer
- Cobham Parish Council

Neighbouring properties

3 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 29 November – no responses received.

Officer's Analysis

The application site consists of a two storey plus basement semi-detached dwelling situated on the eastern side of Battle Street. It is as follows:



The site is situated in the Cobham Conservation Area and covered by an Article 4 Direction (Art/09/03).

The Cobham Conservation Area Appraisal states that nos. 3 and 4 Battle Street are set up the bank above the road and appear 18th century though there may be an earlier timber frame within them.

The proposal relates to the replacement of the existing timber single glazed windows and doors with timber slimite double glazed windows and doors. There are six windows and one door in the front elevation, two windows and two doors in the flank elevation and five windows in the rear elevation.

The principle consideration in the assessment of the application is whether the proposal would preserve or enhance the character and appearance of the Cobham Conservation Area.

The Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020) states that the use of factory made timber or uPVC casements as replacements for Victorian/Edwardian casement windows should be approved subject to choice of manufacturer and detailing and to ensure that casement is flush with the frame or recessed when closed.

The proposal to replace the existing timber single glazed casement windows with timber, slimite double glazed windows would therefore meet the requirements of the Conservation Areas

Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020). The windows would replicate the same glazing bar arrangement and overall appearance, therefore the windows would essentially appear the same as the existing.

The agent has also submitted joinery details of the windows which are acceptable. Should permission be forthcoming there would therefore be no need to condition joinery details.

The proposal would preserve the character and appearance of the Cobham Conservation Area. As such the proposal would be compliant with Policies CS19 and CS20 (LPCS), saved Policy TC3 and sections 12 and 16 of the NPPF (2024).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would preserve the character and appearance of the Cobham Conservation Area and 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:	Richard Hart
Signed:		Signed:	
Dated:	18th December 2024	Dated:	19th December 2024