

Penfold Project Services

“EPMARKET”, WROTHAM ROAD, MEOPHAM, KENT, DA13 0JH

Telephone: 01474 816690

e-mail: apenfold448@btinternet.com

HERITAGE and PLANNING STATEMENT

25 ST JAMES’S ROAD, GRAVESEND, KENT, DA11 0HF

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

EXISTING PROPERTY

The application dwelling consists of a detached late-nineteenth century Italianate style dwelling. It has a single bay window at ground floor and double and single arched window openings at first floor level.

There are other such Italianate style properties with similar architectural features as the application dwelling opposite and there is a mix of other architectural styles in the street with some other late Victorian and early twentieth century dwellings to the west.

25 St James’s Road is within the Overcliffe Conservation Area

An Article 4 Direction was introduced on 23 October 2008 and applies to all single-family dwelling properties in the Conservation Area. The Article 4 Direction was been put in place to prevent harm being caused to the Conservation Area by original windows and doors being replaced with uPVC, with the aim being to prevent the loss of any remaining original features and to secure their reinstatement where they have already been lost.

APPLICATION BACKGROUND

uPVC frames windows were incorrectly installed IN September 2024

An email was sent by Ian Brown to Mr Hardev Kang on 16 October 2024 advising that the uPVC windows as installed were are unsuitable within the setting of the Conservation Area and that either a planning application be submitted for their retention OR a planning application be submitted for the installation of appropriate timber framed, sliding sash replacement windows

PROPOSAL

This application is for the removal of all uPVC framed windows on the front elevation and replacement of new timber framed sliding sash windows of a style to match those removed.

The new windows will be manufactured in timber to the details indicated on the drawings, which is as close match to the original windows that can be ascertained. The existing windows at 19 St James's Road and the replacement windows installed at 17 St James's Road to be used for reference for all window components for this purpose.

The windows will be fitted with 12mm Slimlite double glazing and all frames and architrave surrounds painted white

SUBMITTED DOCUMENTS/PLANS

Householder Application Form

01 - Site Location - A4

02 - Block Plan As Existing and As Proposed - A2

03 - Part Ground Floor Plan and Front Elevation As Existing - A2

04 - Part Ground Floor Plan and Front Elevation As Proposed - A2

05 - Replacement Windows Details- A2

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