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**North
Northamptonshire
Council**

Meeting: Area Planning Committee Wellingborough
Date: Thursday 10th June, 2021
Time: 7.00 pm
Venue: Council Chamber, Swanspool House, Doddington Road, Wellingborough
NN8 1BP

To members of the Area Planning Committee Wellingborough

Councillors Hallam (Chair), Waters (Vice-Chair), Binley, Ekins, Harrington, Lawal,
L.Lawman and Ward

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<p>Adele Wylie, Monitoring Officer North Northamptonshire Council</p>  <p>Proper Officer 2 June 2021</p>			

*The reports on this agenda include summaries of representations that have been received in response to consultation under the Planning Acts and in accordance with the provisions in the Town and Country Planning (Development Management Procedure) Order 2015.

This agenda has been published by Democratic Services.

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ITEM	NARRATIVE	DEADLINE
Members of the Public Agenda Statements	Requests to address the committee must be received by 12 Noon on the day before the meeting. Speakers will be limited to speak for 3 minutes.	12 Noon Wednesday 9 th June 2021
Member Agenda Statements	A request from a Ward Councillor must be received by 12 Noon on the day before the meeting. The Member will be limited to speak for 5 minutes.	12 Noon Wednesday 9 th June 2021

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Where a matter arises at a meeting which **relates to** your own financial interest (and is not a Disclosable Pecuniary Interest) or **relates to** a financial interest of a relative, friend or close associate, you must disclose the interest and not vote on the matter unless granted

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REPORT OF THE NORTH NORTHAMPTONSHIRE AREA PLANNING COMMITTEE (WELLINGBOROUGH)

21 April 2021

Present: Councillors Bell (Chairman), Morrall (Vice-Chairman), Aslam, Griffiths, G Lawman, Scarborough, Skittrall and Ward.

Mr M Swann (Principal Planning Manager), Mrs D Kirk (Senior Development Management Officer), Mrs S Garbutt (Senior Development Management Officer), Mrs E Granger (Legal Adviser), Mrs F Hubbard (Senior Democratic Services Officer) (Minute Taker) and Mrs C Mundy (Senior Democratic Services Officer) and Mrs E Robinson (Democratic Services Support Officer) (Meeting Producers).

1. APOLOGIES FOR ABSENCE

RESOLVED to note that apologies for absence were received from Councillors Graves, Maguire and Stevenson.

2. DECLARATIONS OF INTERESTS

RESOLVED to note that in accordance with the Localism Act 2011 and the council's code of conduct and rules of procedure, the under-mentioned councillor declared an interest in the following item:

Councillor	Minute No	Item	Description of Interest
Aslam	4	WP/20/00812/FUL	Other – I know the family and will leave the meeting and not be voting.

3. REPORT OF THE EXECUTIVE DIRECTOR PLACE AND ECONOMY

RESOLVED that the annexed circulated report of the Executive Director Place and Economy, be received on the applications for planning permission, listed building consent, building regulation approvals and appeals information.

(Councillor Aslam left the meeting for the following application having declared an other interest).

4. PLANNING APPLICATION WP/20/00812/FUL – 49 – 51 GORDON ROAD, WELLINGBOROUGH

The annexed circulated report of the Executive Director Place and Economy, was received, including late letters, for a change of use from storage and distribution to shop with butchery (Use class E) - additional information at 49 – 51 Gordon Road, Wellingborough for Mr S Uddin.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Executive Director Place and Economy recommended the planning application be approved subject to the conditions set out in the report.

The chairman then invited the committee to determine the application.

A member raised concerns in relation to where the food waste was going to be stored; in particular, if outside in high temperatures; and also, the bin collection times in this residential area.

The case officer responded that the bins would be stored outside for other products as well as meat and there was a condition for full bin details. She confirmed that it would be a private bin collection. Details are needed for the appearance of the bins, the regularity of the collection and the meat to be stored. She advised that these matters relate to condition 4.

Another member had concerns regarding food being stored outside in high temperatures, especially in the Summer months and would prefer the food waste to be stored inside until collection. He also commented on the shop providing food to restaurants and felt that this would bring outgoing, as well as incoming deliveries, which was more than one delivery per week, referred to in the report. As this is a Halal butchers it was the member's understanding of Halal that it has to be killed and processed in the same place and had concerns of slaughtering and what will happen. The same member also had concerns in relation to parking issues and effect on the local community with the size of the premises.

The case officer responded that in terms of Halal the applicant has clarified that meat arriving at the store would not be carcasses. Meat would already be packaged and would be re-packaged in the store. There would be a fresh meat counter and large walk in freezers but no butchery as such.

In relation to the parking she advised that the store has no parking and would be reliant on street parking but as it will be a local store it is anticipated a lot of people would arrive by foot. She confirmed that she had discussed this with Northamptonshire Highways and they were satisfied, particularly as this was an existing store which already had highway impacts and is a material consideration.

Another member had similar concerns but was happy to support the proposals with the comments in the report by Environmental Health and the questions clarified by the case officer.

Another member referred to the photographs that had been taken showing the internal works and asked if this was a semi-retrospective planning application.

The case officer confirmed that planning permission is not required for internal works but is needed for the change of use before they can open.

The member felt this to be a bit of a gamble to carry out internal works before seeking planning permission for the change of use.

The case officer clarified that they could not have opened without the change of use otherwise enforcement action could be taken.

A member made a comment that as this site was previously used, we would struggle in an appeal given its previous uses over the years. He did appreciate that parking in that area is difficult but felt that Grant Road near to the site has the least heavy parking in that area.

Another member welcomed the site coming back into use but wondered whether a small amendment to condition 4, in relation to the bins, would be possible, suggesting waste bins be suitably 'located and secured', as there is a danger outside with anti-social behaviour. He also asked if an additional sentence could be added, that waste food should be stored indoors, until the day of collection rather than outdoors, in a chilled unit if possible.

A member commented that we should make good use of existing premises which are in walking distancing of the town centre.

The case officer confirmed that the amendments to the wording could be added to condition 4.

It was proposed by Councillor Griffiths and seconded by Councillor Scarborough that the planning application be approved including the additional wording in condition 4.

On being put to the vote, the motion for approval was carried by 6 votes and 1 abstention.

RESOLVED that the planning application be approved subject to the following conditions:

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall also be carried out in accordance with the following approved plans unless otherwise required by conditions attached to this permission.

Location Plan TQRQM20337150603672 (received 2/12/20)

Site Plan TQRQM20337150709734 (received 2/12/20)

Proposed Internal Layout (received 9/3/21)

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

3. Prior to the first use of the business hereby approved, a Security Scheme shall be implemented in accordance with details to be firstly submitted to an approved in writing by the local planning authority.

Reason: To design out anti-social behaviour and crime and reduce the fear of crime in accordance with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy and the Planning Out Crime in Northamptonshire Supplementary Planning Guidance.

4. Prior to the first use of the business hereby approved, suitably located and secured waste bins shall be provided outside the building and within the site and retained for use by the business and collected by a private waste company in accordance with details to be firstly submitted to and approved in writing by the local planning authority. All meat waste shall be stored within the building only, except on the day(s) of collection. Thereafter, all waste materials associated with the development shall located, secured and collected in accordance with the approved details.

Reason: In order that proper arrangements are made for the disposal of waste, and to ensure the creation of a satisfactory environment free from intrusive levels of odour/flies/vermin/litter in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy and advice contained within paragraph 127 of the National Planning Policy Framework.

5. The use hereby permitted shall be open to customers during the following times only:-
Monday-Friday: 09:00 to 18:00
Saturday: 09:00 to 18:00
Sunday, Bank Holiday and Public Holidays: 09:00 to 18:00

Reason: To prevent harm being caused to the amenity of the area and to safeguard the residential amenity of nearby occupiers in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

6. No deliveries (loading/unloading) shall be made to the site outside the hours of 08.00 to 18.00 Monday to Friday or 08.00 to 12.30 on Saturdays or at any time on Sundays, Bank and Public Holidays.

Reason: To safeguard the residential amenity of nearby occupiers in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

7. The customer access to the business hereby approved shall be via the pedestrian door on the Gordon Road elevation only. The roller door on the Gordon Road elevation shall be closed during opening hours.

Reason: To protect the amenities of the occupiers of adjoining and surrounding properties and to ensure a satisfactory environment within the building in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy and advice contained within paragraph 127 of the National Planning Policy Framework.

8. All deliveries to site shall be made to the door on Grant Road only.

Reason: To ensure the development will not prejudice highway safety and to provide a satisfactory means of servicing provision in accordance with policy 8 (b) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

9. The premises shall be used only for the purpose of the display or retail sale of goods, other than hot food (use class E(a)) and for no other purpose whatsoever, including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that class in any statutory instrument revoking, amending or re-enacting that order.

Reason: To protect the amenities of nearby residents and to ensure highways safety and a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with policy 8 b) (i) and (ii) and e) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

10. No external plant and/or machinery shall be used on the premises.

Reason: To ensure the creation of a satisfactory environment free from intrusive levels of noise and safeguard the residential amenity of nearby occupiers in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

(Councillor Aslam returned to the meeting).

5. PLANNING APPLICATION NW/21/00134/FUL – 32 NEW STREET, EARLS BARTON

The annexed circulated report of the Executive Director Place and Economy, was received, including late letters, for a proposed 2 no. new dwellings with integral garages within curtilage of: 32 New street, Earls Barton served off a shared private driveway with hardstanding for parking, boundary treatments and landscaping - re-submission at 32 New Street, Earls Barton for Mr D Mallard.

The report detailed the proposal, description of the site, the planning history, relevant planning policies, outcome of consultations and an assessment of the proposal.

The Executive Director Place and Economy recommended the planning application be approved subject to the conditions set out in the report.

Requests to address the meeting had been received from an objector and the agent.

The committee was given the opportunity to ask questions for clarification.

The objector addressed the committee and considered the proposed development would have no benefit to Earls Barton as there was already three major developments in Earls Barton, with this type of housing, with around 400 houses in the last 5 years.

He also had concerns for the tight access road through a terrace street.

The objector proposed that the developer re-consider the plans and look at building one high quality large house, next to the original house, in line with the existing property. The original house could also be re-developed and turned into two high quality homes with generous back gardens which would easily be achievable in this nice secluded quiet area and would also enhance the area. The objector also suggested another option to demolish the house and build two houses in line with the existing street line, reducing any impact on surrounding residents, by keeping the development in character of the street. He felt the properties would then benefit from the outside space whereas the current proposal had very small back gardens.

The objector would like to see a sustainable development for future generations.

Members wished to know where the objector lived and he confirmed he lived in Milbury directly at the back of the proposal.

Another member wanted to know who was responsible for the boundary at the rear, between the objector's property and the site. The objector did not know who owned the boundary.

A member asked the objector if there was any difference in height between his house and the houses proposed to be built behind 32 New Street, as the member thought the land sloped downwards. The objector confirmed that was correct and the current bungalow is higher than his house, as his garden slopes upwards, so the proposed properties would be a lot higher than his house.

The agent addressed the committee and reported that 32 New Street was situated in a very large plot in the middle of Earls Barton, with a large garden difficult to maintain, and there was an urgent need for housing locally.

He referred to the objections received in relation to vehicular traffic and the relationship between the new dwellings and those on Milbury. With regard to the vehicular traffic, he reported that it was accepted by Northamptonshire Highways that the additional trips created by the two dwellings would amount to a 'small insignificant increase, which would have no discernible impact on the capacity or safety of the existing highway network'. Furthermore, by extending the existing hammerhead at the end of New Street, turning facilities would be improved and lead to less congestion and improved safety.

In relation to the other main concern of the objectors and the relationship of the new dwellings with those on Milbury, the agent reported that the proposed chalet style properties, have an eaves height not greater than 3.9 metres and the boundary hedge was over 4.0 metres and interspersed with trees considerably higher.

He stated that the new house would be set back from the Milbury properties by a minimum of 25 metres and located to the North of Milbury. The agent referred to the committee report affirming that 'only the roofs of the new dwellings would be visible from the neighbouring dwelling houses', therefore the agent concluded that the proposed dwellings would have absolutely no impact on neighbouring houses.

A member asked the agent what was being proposed with regard to the hammer head at the end of New Street. The agent explained it was a widening of the existing entrance onto 32 New Street.

The chairman then invited the committee to determine the application.

The ward councillor reported that Earls Barton were told they needed 250 houses in Earls Barton and it now has nearly 400.

His concern was the 2 properties, one of which he believed was a 4 bedroomed house with minimal amenity space and considered 2 extra houses on this site would be overdevelopment. He believed there was a possible scheme for the site for 1 extra house and the best way to do that would be to move the existing bungalow so they are side by side, which would then give reasonable garden space. The ward councillor stated that the parish council are against the scheme. He also reported that you are unable to pass in the top part of New Street which is an old Victorian terrace area and would be voting against the planning application.

Another member had concerns for the closeness of the proximity of the properties in Milbury and the difference in elevations between New Street and Milbury. He had concerns for the ridge heights of the proposed properties which would be overbearing to the residents in Milbury, which were bigger and taller than would be acceptable. The member also had concerns for the very narrow road in New Street. He referred to Northamptonshire Highways requiring a visibility splay onto New Street. He commented that the Northern boundary currently has a high hedge all the way to the boundary, and if that boundary was not in the ownership of the existing house, then that visibility splay cannot be guaranteed. The member had concerns regarding the 'run off' from the site towards Milbury in relation to soakaway and drainage. He stated he would be voting against the planning application.

A member considered it to be garden grabbing and supported the parish council in their concerns. He felt it was overdevelopment with lack of amenity space especially with a four bedroomed house, which is likely to have young children and very little space for them to play in the back garden. He considered the three properties would end up with too little space and would not be in keeping with the area. The member felt we should support the parish council and their neighbourhood plan and vote against the planning application. He also made a comment that there was sufficient supply of housing and it would also bring overlooking and would be voting against the planning application.

Another member referred to the condition removing permitted development rights for this proposal. He had concerns for this scheme in relation to the removal of permitted development rights and the 19 conditions and felt it was clearly a marginal scheme and not straight forward. The member had concerns of overlooking for the properties in Milbury and access concerns and would be voting against the planning application.

A member commented that he felt there was a scheme to be had on this site and felt the houses in that area had no uniformity but considered it was bordering on overdevelopment and a more suitable scheme could come back to committee in due course.

It was proposed by Councillor Morrall and seconded by Councillor G Lawman that the planning application be refused due to lack of amenity and cramped conditions; overdevelopment of the site; access/entrance arrangements/highway safety; effect on neighbours' amenities and dominant, adverse and overbearing effects on the existing properties particular those in Milbury.

This became the substantive motion.

On being put to the vote, the motion for refusal was carried by 7 votes and 1 abstention.

RESOLVED that the planning application be refused for the following reasons:

1. The proposed development of two additional dwellings on rear garden land associated with number 32 New Street, Earls Barton would constitute over development of the site. Due to the difference in topography between the application site and existing dwellings located in Milbury, the proposed scale and form of the development would not respond to the local topography or landscape setting and would be dominant and overbearing on the amenities of existing residential dwellings in Milbury and result in unacceptable loss of privacy. The private amenity for the future residents of the proposed three and four bedroom dwellings is considered to be inadequate and cramped for dwellings likely to be occupied by families. The proposed development would be contrary to policies 8 (d) (i), 8 (d) (ii) and 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

2. The means of access shown on site plan number 43-20-00 D due to the constraints of the site would awkward and not meet the highway access requirements in relation to pedestrian to vehicle visibility. The section of New Street adjacent to the application site is of substandard in width and the development of two further dwellings would generate additional vehicular movements, intensify the use of a substandard highway and prejudice highway safety. The proposed development would be contrary to policies 8 (b) (i) and 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

6. EXEMPT ITEMS

RESOLVED to note there were no exempt items.

7. URGENT ITEMS

RESOLVED to note there were no urgent items.

8. CLOSE OF MEETING

The meeting closed at 7:40pm.

Chairman

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**North Northamptonshire Area Planning Committee
(Wellingborough)
Thursday 10 June 2021 at 7.00 pm
Council Chamber, Swanspool House**

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**North Northamptonshire Area Planning Committee
(Wellingborough)
Thursday 10 June 2021**

Application Reference	WP/20/00858/FUL	
Case Officer	Ms Susan Garbutt	
Location	41 Cotswold Drive Wellingborough Northamptonshire NN8 2JB	
Development	NEW INFORMATION - RESPONSE LETTER AND CONTACT WITH NNC. Change of use application from dwelling C3 to residential institution C2 (children's home for 1 child)	
Applicant	Mr Nyarai Reuben	
Agent	Mr Ritesh Parekh	
Ward	Croyland	
Overall Expiry Date	3 May 2021	
Agreed Extension of Time	11 June 2021	
Checked	Designate Principal	Name Debbie Kirk

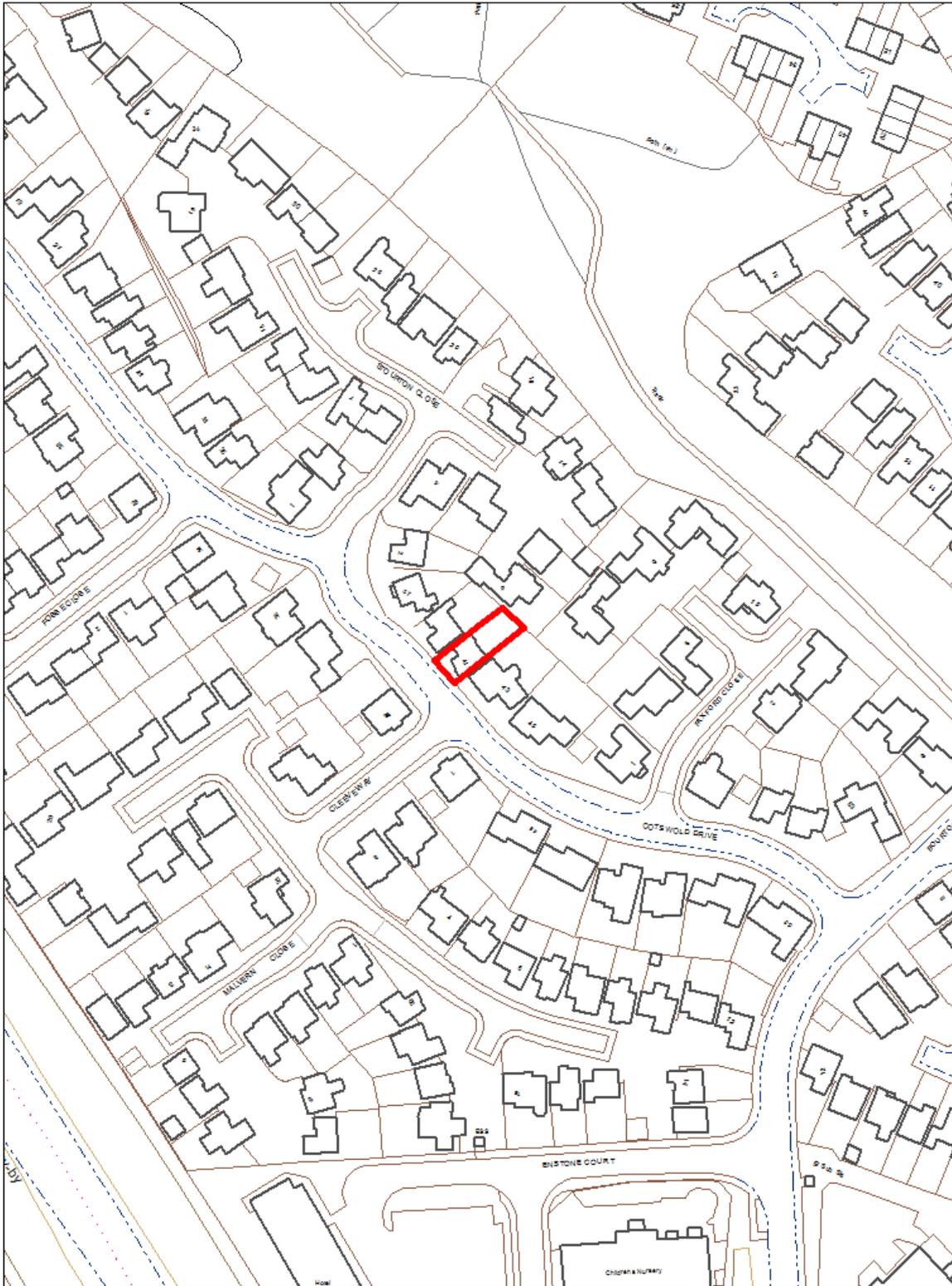
Scheme of Delegation

This application is brought to committee because it falls outside of the council's scheme of delegation because the application has attracted 3 or more written objections from households local to the application site.

1. Recommendation

1.1 That planning permission be REFUSED for the following reasons:

1. The social benefits of the application are considered limited as the placing authority has not confirmed that they would utilise the children's home. The site contains a small three-bedroom dwelling and there is an identified and evidenced need for small dwellings within North Northamptonshire. The proposal has adverse environmental impacts as the parking proposed does not comply with the local standard. The adverse social and environmental



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impacts are considered to significantly and demonstrably outweigh the economic benefits of the proposal. The proposed development would be contrary to policies 1, 8 (b) (i) and (ii) and 30(a) (i) & (ii) of the North Northamptonshire Joint Core Strategy, the Northamptonshire Parking Standards and the National Planning Policy Framework taken as a whole.

2. The staff and residents of the site would be reliant on the private car, and insufficient off-road parking is provided for the proposed C2 use. The proposed development would be contrary to policy 8 (b) (i) and (ii) of the North Northamptonshire Joint Core Strategy, the Northamptonshire Parking Standards and advice contained within paragraphs 105, 109-110 of the National Planning Policy Framework.

2. The Application Proposal and Background

2.1 The proposal seeks planning permission to change the use of the dwelling to a residential institution (C2 use). No external changes are proposed.

2.2 The latest information submitted refers to the home being for 1 child only aged 5-18 years, supported by 2 staff members with 1 bedroom for staff, 1 for the child and 1 bedroom to be used as an office. The application description has been revised accordingly.

2.3 The application was originally made valid but was later found to be invalid due to an incorrect application form. The application was subsequently made valid. All comments received are included in this report.

2.4 The application is supported by a Supporting Statement and further information was supplied on 14/4/21 to answer queries raised by the case officer. Having reviewed the submitted statement, it is considered that the element of care that would be introduced into the dwelling would mean that the use would change from C3 to C2, as children could not be regarded as forming a household by themselves. The change to a C2 use is considered to be material in planning terms in this instance. Although the number of children is small, and the number of adults would be 2 (as may be the case in a small family), the carers would change regularly. The shift patterns would be 0800 to 2100 and 2100 to 0800. Two staff would be present during the day and night. A manager would be on site Monday to Friday only (or in emergencies) and would not always be present.

2.5 The property is in a built-up area, with the adjacent neighbouring dwelling number 43 only 1.0 metre from the side elevation, and the adjacent neighbouring dwelling number 39 only 1.0 metre from the parking space of the property. The property is small, and the comings and goings of staff and the duty manager, would materially impact on the surrounding area, so a material change of use would occur.

3. Site Description and Surroundings

3.1 The application site is located on the eastern side of Cotswold Drive. The site is within an established residential area developed in the 1990s. The site contains a two-storey detached three-bedroom dwelling, which has off road parking for 1 car plus an attached single garage. The site has a small front garden and average sized rear garden. The dwelling has neighbouring dwellings to either side and to the rear.

4. Relevant Planning History

4.1 List all previous planning applications as follows:

WP/1997/0055	Approved with conditions Erection of 83 dwellings, estate roads and ancillary works	23.04.1997
WP/1991/0446	Approved with conditions Residential with parkland and hotel. (4 Section 106 Agreements)	16.06.1992
BW/1988/1385	Approved with conditions Site for golf course hotel tennis centre and housing. (3 Section 52 Agreements)	27.02.1990

5. Consultation Responses

A full copy of all comments received can be found on the Council's Website
<https://www.wellingborough.gov.uk/viewplanningapplications>

5.1 Wellingborough Town Council

No comments received.

5.2 Neighbours/Responses to publicity

A total of 11 objections (as at 18/5/21) have been received from households at Cotswold Drive, Cleeve Way, Hidcote Close, Stourton Close, Brickhill Road and Chippenham Close and Thrapston on the following grounds:

- Not similar to C3 use, as relevant legislation and legal judgements have shown
- Additional demands on police
- Increase fear of crime
- Lack of local need for the facility
- Concern if use is not well managed
- Care home should be a purpose-built facility
- Impact on neighbours
- Would breach restrictive covenants on the property
- Garage too small for a car, inadequate parking available (1 space)
- Bus stop referred to is not in use
- Application not made by owner
- No evidence of the need for this facility
- Local opposition to the use, could impact on the children who will live here
- Detrimental to ambience of the area
- Parking on street would be close to junction opposite (Cleeve Way) breach highway code
- Safeguarding concerns for local children
- Fire access/alarm/smoking concerns
- Work being done on the property
- Application form and statement incomplete and inaccurate
- Would set a precedent for future applications and would negatively impact house prices

- Shift changes (and the need to move off the drive to access the garage) will result in this business generating more traffic than an ordinary residence: 4-5 vehicles at once, twice per day.
- On-street parking for visitors on this estate would be permanently lost to this use

5.3 Local highway Authority (LHA)

(Jan 21) No objection is raised to the application on highway safety or capacity grounds, subject to parking accommodation to be provided in accordance with the Northamptonshire Parking Standards and policy 8 (b) (ii) of the JCS. A C2 use requires one car parking space per full time equivalent staff plus one visitor space per three beds.

5.4 Housing Strategy – the application makes no reference to the standards set out in the Guide to Children's Home Standards or to relevant NICE guidelines. The standards require that the registered person 'seek to involve' the placing authority - in this instance North Northamptonshire Council (NNC), or the Nene and Corby Clinical Commissioning Group. The applicant and NNC should therefore provide evidence of an agreed need for this Children's Home. The plans proposed do not demonstrate that the proposed home will provide 'privacy, common spaces and spaces to be active' as required by the guidelines, nor to provide overnight staff accommodation and facilities as required by the guidelines. The plans also do not provide information detailing how the home would meet the needs of Children in Care who might have additional needs, for example requiring adaptations, accessibility considerations, locked medicine cabinets etc. Without clear evidence of need for this Children's Home, support from the placing authority, and demonstration that the design meets current and potential future needs of a Children's home it is not possible for the housing officer to support this application.

(Apr 21) A registered children's home for small numbers e.g. one or two children, is only required in specific and exceptional circumstances where the child/ children have high levels of vulnerabilities, high care needs or both. The proposed property as per the plans provided, does not provide any specialist facilities to meet higher needs. Across the SHMA, and the housing register the demand for two-bedroom properties is high and this application would represent the loss of a two-bedroom home.

5.5 Environmental Protection – no comments.

5.6 Police – no comment/objection.

5.7 Northamptonshire Fire and Rescue - detailed comments on fire safety provided.

5.8 Northamptonshire Children's Trust – (Apr 21) the provider is in our Personal Care and Support framework, and they have stated they plan to tender for our Children's Home Framework, due to reopen in the next months. Our initial thoughts are that a new children's home could offer more choice, and should it be too costly, the Trust would not have to place with them.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2019)

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy – Part 1 of the local plan (JCS)

Policies:

1 (presumption in favour of sustainable development)

8 (North Northamptonshire place shaping principles)

30 (housing mix and tenure)

6.4 Plan for the Borough of Wellingborough – Part 2 of the local plan (PBW)

Policies

None relevant

6.5 Neighbourhood plans:

None applicable

6.6 Other Relevant Documents:

Planning Out Crime in Northamptonshire

Parking

7. Evaluation

The proposal raises the following main issues:

- principle of development and material considerations;
- noise;
- air quality;
- living conditions of the neighbouring occupiers;
- effect/impact on highway safety in relation to the proposed access arrangement and parking provision;
- crime and disorder;
- Other matters.

7.1 Principle of Development and material considerations - Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *“If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.”*

7.1.1 Policy 1 of the JCS is clear that when considering development proposals, the local planning authority will take a positive approach that reflects the presumption in favour of sustainable development as set out within the revised NPPF.

7.1.2 In addition to the specific NPPF requirements set out above, paragraph 128 states that ‘applicants will be expected to work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably’.

7.1.3 The application form at question five indicates that no pre-application advice or assistance has been sought from the council. The NPPF from paragraph 41 extols the virtues of applicants engaging in pre application discussion with the council to resolve any issues that may arise to help applicants avoid any unnecessary delays and costs.

7.1.4 Policy 11(1) (a) of the JCS sets out that Wellingborough is a growth town and will be a focus for development and growth in North Northamptonshire. Policy 30 of the JCS states that housing development should provide a mix of dwelling sizes and tenures to cater for current and forecast accommodation needs. Part (a) of policy 30 states that there is a need to accommodate smaller households (1-3 bedrooms). There is no specific policy that relates to development for C2 use.

7.1.5 The NPPF is a material consideration. Paragraph 11(d) of the NPPF - the presumption in favour of sustainable development – states:

“where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

The NPPF or its supporting planning practice guidance do not provide specific policy or guidance on this use.

7.1.6 The submitted information states that the child would live at the property, and support workers would be at the property 24/7 on a rota basis. There would be 2 support workers at the property at any time, plus the manager at times. No staff would live at the property. The child who would live at the property would be a child who the Local Authority has decided cannot live with their parent(s). The statement considers that a change of use is required, but that the property would remain operating as a house providing a home for the child, with staff assisting in providing them with a homely environment.

7.1.7 Social workers and other professionals will be visiting the child every 6 weeks to check on their living conditions and progression. All staff working with child will be trained and experienced in managing children and will have a clean DBS (Disclosure Barring Service). No other visitors will be allowed at the property. Contact with any close family members will be by prior arrangement at a contact centre agreed and recorded in their support plan at time of moving in. If necessary, the applicant organisation (Empathy24care) has Headquarter offices and a board room in Rushden where the Social workers and parents can meet in a more private place facilitated by the organisation.

7.1.8 The Housing Strategy Officer advises that the application makes no reference to the standards set out in the Guide to Children's Home Standards or to relevant NICE

guidelines. These documents are material considerations to the determination of this application. The standards require that the registered person 'seek to involve' the placing authority - in this instance North Northamptonshire Council, or the Nene and Corby Clinical Commissioning Group. The applicant and NNC should therefore provide evidence of an agreed need for this Children's Home. The plans proposed do not demonstrate that the proposed home will provide 'privacy, common spaces and spaces to be active' as required by the guidelines, nor provide overnight staff accommodation and facilities as required by the guidelines. The plans also do not provide information detailing how the home would meet the needs of Children in Care who might have additional needs, for example requiring adaptations, accessibility considerations, locked medicine cabinets etc. Without clear evidence of need for this Children's Home, support from the placing authority, and demonstration that the design meets current and potential future needs of a Children's home it is not possible for the housing officer to support this application.

7.1.9 The agent has provided a copy of an email dated 18/1/21 from Northamptonshire Children's Trust which states that "there is a definite need for solo and dual homes in North Northamptonshire so please keep me updated with the progress of the homes registration".

7.1.10 The Children's Trust were consulted and asked whether a home of this nature in this location is required. The Children's Trust have stated the following:
"The provider is in our Personal Care and Support framework, and they have stated they plan to tender for our Children's Home Framework, due to reopen in the next months. Our initial thoughts are that a new children's home could offer more choice, and should it be too costly, the Trust would not have to place with them. The current Statement of Purpose for the Home states the home will be for a solo placement (one young person, aged 6 to 18 years-old), with a high staff ratio (2:1). Due to the location of the home, there is a risk that requires assessment at the time of placement. With regards to the provider accepting out of county children, this could impact on our sufficiency. However, if the provider was too costly and the Trust chose not to use them, it wouldn't be a problem for them to accept children and young people from another local authority."

7.1.11 Further to the comments of the Children's Trust, the Housing Strategy Officer advises that they do not consider that the applicant has demonstrated a need for the home, and the Children's Trust have not confirmed that the home is needed or will be utilised. Indeed, if not used by the Northamptonshire Children's Trust, it could be utilised by people from another Local Authority area. The Housing Strategy Officer state that the lack of demonstrable need for the C2 use in this location should be contrasted with the evidenced need for small dwellings in Northamptonshire. The latest figures show 984 housing register applications currently being assessed for affordable dwellings, and of these the majority require 1 to 3 bed homes (624 applicants, 400 applicants and 227 applicants respectively). This shows that there is a need for smaller dwellings in the Local Authority area and the loss of the current dwelling would add to that need.

7.1.12 The NPPF requires that the benefits of the development are considered. The social benefits of the development are not clear as it there is no evidence that the placing authority of North Northamptonshire will use this children's home in this location. There would be economic benefits as the use would employ 6 staff on a rota basis. The environmental impacts are discussed further below.

7.1.13 Therefore, it is considered that the change of use to C2 is not acceptable in principle, as there is no evidence that the placing authority will use this home in this location. No evidence has been submitted to show that the site would meet the required Children's Home standards. There is evidence to demonstrate that the retention of a small 3 bed dwelling will help to meet the need for small homes in North Northamptonshire.

7.2 Noise

7.2.1 To ensure quality of life and safer and healthier communities the JCS at policy 8 (e) (ii) states that new development should be prevented from contributing to or being adversely affected by unacceptable levels of noise.

7.2.2 Chapter 15 of the revised NPPF gives advice on how local planning authorities should prevent new development from being adversely affected by unacceptable levels of noise pollution. The NPPF further advises that decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.

7.2.3 The public comments have not raised noise as a concern. The council's environmental protection officer has not identified noise emanating from the use as an area of concern.

7.2.4 It is not clear from the submitted information whether the proposed children's home use would have greater noise impacts than a C3 dwelling would. For example, whether the children living at the home could have behavioural issues. Also, the property is small, and the noise generated from 2 children up to the age of 18, plus the coming and going of staff and the duty manager could impact on the neighbours. The shift patterns have been confirmed as 08:00 to 21:00. Given that the use is in very close proximity to the neighbouring dwellings numbers 39 and 43 Cotswold Drive, the potential for noise disturbance from the site is increased.

7.2.5 It should be identified that the council's environmental protection service has powers to deal with any unacceptable noise the development may create as necessary under the provisions of the Environmental Protection Act 1990.

7.2.6 As the council's environmental protection officer has not raised concerns regarding noise, it is not considered that the use would contribute to unacceptable levels of noise to the adjacent neighbours and would therefore meet JCS policy 8 (e) (ii).

7.3 Living conditions of the neighbouring occupiers

7.3.1 The JCS at policy 8 (e) (i) states that development should protect amenity by not resulting in an unacceptable impact upon the amenities of future occupiers, neighbouring properties or the wider area, by reason of vibration, light or other pollution, loss of light or overlooking.

7.3.2 At paragraph 127 of the revised NPPF the government requires new development to provide 'a high standard of amenity for all existing and future users.

7.3.3. The public comments do not include amenity objections. There are no external alterations proposed to the building. There will be no unacceptable amenity impact

from vibration, light pollution, loss of light or overlooking and would comply with JCS policy 8 (e) (i).

7.4 Highway safety

7.4.1 JCS policy 8 (b) (i) gives a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters.

7.4.2 JCS policy 8 (b) (ii) seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

7.4.3 The application refers to two support workers at the property and a manager, and visits from social workers and other professionals. The application states that parking would be within the single garage and the one off-road parking space and on the road outside the dwelling. Staff would not necessarily have their own car due to the proximity of bus stops on Bourton Way.

7.4.4 The public comments received raise concerns of whether parking within the small garage is possible, the bus stop is not in use and on-street parking by the site would be close to the junction opposite with Cleeve Way.

7.4.5 The Highways Authority advise that parking accommodation should be provided in accordance with the Northamptonshire Parking Standards and policy 8 (b) (ii) of the JCS. A C2 use requires one car parking space per full time equivalent staff plus one visitor space per three beds.

7.4.5 The applicant has clarified that 2 staff will be present at any time, with a manager also on site at times. The Northamptonshire Parking Standards state that garages are not to be included as parking spaces. Therefore, the parking standards are not met and 2 staff members would need to park on street, as would any visitors. The location of the driveway for the site means that on-street parking near the site would be opposite the junction with Cleeve Way. There are no on-street parking restrictions. The local bus service for the site is the X46, and the nearest route is Wilby Way (A509) but there are no bus stops. It is therefore very unlikely that staff for the site would use bus services to access the site. No parking assessment of the existing parking situation accompanied this application.

7.4.6 Therefore, the staff and visitors of the site would be reliant on the private car, and insufficient off-road parking is provided for the use. The development would be contrary to JCS policies 8 (b) (i) and (ii) and the Northamptonshire Parking Standards.

7.5 Crime and disorder

7.5.1 Section 17 of the Crime and Disorder Act 1998 details the need for the council to do all that it reasonably can to prevent, crime and disorder in its area.

7.5.2 The JCS at policy 8 (e) (iv) sets out the policy requirement for new development to seek to design out crime and disorder and reduce the fear of crime. The adopted designing out crime supplementary planning guidance gives detailed advice this issue.

7.5.3 The revised NPPF at paragraph 127 (f) state that decisions should aim to ensure that developments create safe, inclusive and accessible environments which promote health and wellbeing with a high standard of amenity for existing and future users and

where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience.

7.5.4 The public comments have raised concerns that the development would increase the fear of crime in the area, place additional demands on police and put other children at risk.

7.5.5 The police have not made any comment or objection to the proposal. There is no evidence before the case officer that demonstrates that a development of this scale would increase crime, or the fear of crime. The proposed development would comply with JCS policy 8 (e) (iv)

8. Other Matters

8.1 Fire Safety

8.1.1 The Fire and Rescue service provided the following response to detailed concerns raised by the public comments. Regarding fire service access. Assuming a fire in the premises, access to the property will be via the front door of the premises to tackle any fire within the house. A car on the drive, in the garage or on the path outside will not prevent this. If there is a fire in the rear garden access could still be gained through the property to the garden via the kitchen rear double doors, or via a neighbouring premises external route. In the event of an emergency requiring evacuation of the premises: - if the fire is in the garden there may be no requirement to evacuate the premises. If there is a fire in the house, given the internal layout, evacuation would be via the front door to the premises. For a situation to occur where evacuation is required via the kitchen exit into the garden may presume no fire warning/detection in place and no staff managing the premises, and a severe fire in the lounge preventing persons in the lounge/kitchen leaving the lounge/kitchen via the front door i.e. a fire right in-front of the lounge door. As unlikely as this scenario is, if this situation did occur it may be a plan could be in place for travel from the garden through the garage to the front of the premises. If escape was into the garden this would be deemed "a place of relative safety" as the very rear of the garden would be far enough away from the house.

8.1.2 There is no requirement for any fire warning/detection system to be linked to any Alarm Receiving Centre (ARC) as the objection seems to think. There will be a requirement for some form of warning and detection system, and in line with CLG Guidance and British Standards this might be a very basic system. Even a battery-operated smoke alarm is covered under a British Standard, the appropriateness of the system will be determined by the items the fire safety officer has mentioned as well as the premises Fire Risk Assessment. The resident profile (age, abilities both physical and mental), level of staffing, type of staffing amongst other aspects, will all have a bearing on the category/grade of system within the premises. There will be a requirement for fire doors, however again what those fire doors have on them (the 'furniture') can be dependent on the areas the fire safety officer has mentioned above, specifically the levels of staffing and type of staffing (waking nights or sleeping night staff as an example). The fire safety officer would mention that if this house is a relatively modern build there may already be some form of warning/detection in place as well as basic fire doors. What is required, and any variation to those requirements very much depends on the management of the premises, their risk assessment, procedures and processes.

8.2 Neighbour comments in relation to non-material planning matters

8.2.1 Restrictive covenant

8.2.2 A covenant on a property does not prevent planning permission being granted but may be relevant to its implementation.

8.2.3 House prices

8.2.4 The impact on house prices is a not a material consideration.

8.2.5 The development would set a precedent

8.2.6 Each planning application is determined on its own planning merits.

8.2.7 Changes to the property

8.2.8 No external changes are proposed, and internal changes do not require planning permission.

8.2.9 Application form and statement incomplete and inaccurate, and application not made by the owner

8.2.10 A revised application form was submitted which shows that the applicant is not the owner of the site and that the owner has been notified of the application.

8.3 Equality

8.3.1 The scheme would provide a specialised housing for 1 child only aged 5-18 years, supported by 2 staff members.

8.4 Health Impact Assessment

8.4.1 Paragraph 91 of the NPPF states planning policies and decisions should aim to achieve healthy, inclusive and safe communities and, specifically, criterion (c) of this seeks to enable support healthy lifestyles for example, through the provision of safe and accessible green infrastructure, sport facilities, local shops, access to healthier food, allotments and layouts which encourage walking and cycling. It is considered that the proposal subject to this application will provide inclusive accommodation enable a child to live in the wider community with care and have access to local facilities and open spaces.

9. CONCLUSION/PLANNING BALANCE

9.1 The Development Plan is silent with regards to this proposal. In accordance with the NPPF, the adverse impacts of the development would need to significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole. The NPPF is a material consideration in the determination of the application and is given significant weight.

9.2 The social benefits of the application are considered limited as the placing authority has not confirmed that they would utilise the home. There would be economic benefits as the use would employ 6 staff on a rota basis. The proposal does not meet the local parking standards required for a C2 use. The proposal would have an adverse impact on the supply of small dwellings in North Northamptonshire, for which there is an evidenced need. The development would have adverse social and environmental impacts.

9.3 Therefore, as the benefits of the development are limited, the adverse impacts of loss of an existing small dwelling to the housing stock and parking provision below the required standard are considered to significantly and demonstrably outweigh the benefits of the proposal. The Guide to Children's Home Standards and the NICE

guidelines are material considerations that weigh against the proposal. In conclusion, the proposal is contrary to policies 1, 8 (b) (i) and (ii) and policy 30 (a) (i) and (ii) of the North Northamptonshire Joint Core Strategy, the Northamptonshire Parking Standards and the NPPF taken as a whole.

10. RECOMMENDATION

Refuse for the following reasons.

11. Reasons for Refusal

1. Principle

The social benefits of the application are considered limited as the placing authority has not confirmed that they would utilise the children's home. The site contains a small three-bedroom dwelling and there is an identified and evidenced need for small dwellings within North Northamptonshire. The proposal has adverse environmental impacts as the parking proposed does not comply with the local standard. The adverse social and environmental impacts are considered to significantly and demonstrably outweigh the economic benefits of the proposal. The proposed development would be contrary to policies 1, 8 (b) (i) and (ii) and 30(a) (i) & (ii) of the North Northamptonshire Joint Core Strategy, the Northamptonshire Parking Standards and the National Planning Policy Framework taken as a whole.

2. Parking

The staff and visitors of the site would be reliant on the private car, and insufficient off-road parking is provided for the proposed C2 use. The proposed development would be contrary to policy 8 (b) (i) and (ii) of the North Northamptonshire Joint Core Strategy, the Northamptonshire Parking Standards and advice contained within paragraphs 105, 109-110 of the National Planning Policy Framework.

12. INFORMATIVE/S

1. In accordance with the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to paragraph 38 of the National Planning Policy Framework, where possible and feasible, either through discussions, negotiations or in the consideration and assessment of this application and the accompanying proposals, the council as the local planning authority endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the proposed development is consistent with the relevant provisions in the framework.

2. The following plans/documents form part of this refusal:
Existing and Proposed Plans and Elevations 12067-200 Rev A (received 21/12/20);
Applicant Statement (2 pages) (received 22/12/20);
Planning Statement (2 pages) (received 22/12/20);
Additional Statement (4 pages) (received 14/4/21);
Email from Northamptonshire Children's Trust to Empathy Care dated 18/1/21 13:02:37 (received 14/4/21).

3. Link to Policies for Refusals -

<http://www.nnjpu.org.uk/docs/Joint%20Core%20Strategy%202011-2031%20High%20Res%20version%20for%20website.pdf>

**North Northamptonshire Area Planning Committee
(Wellingborough)
Thursday 10 June 2021**

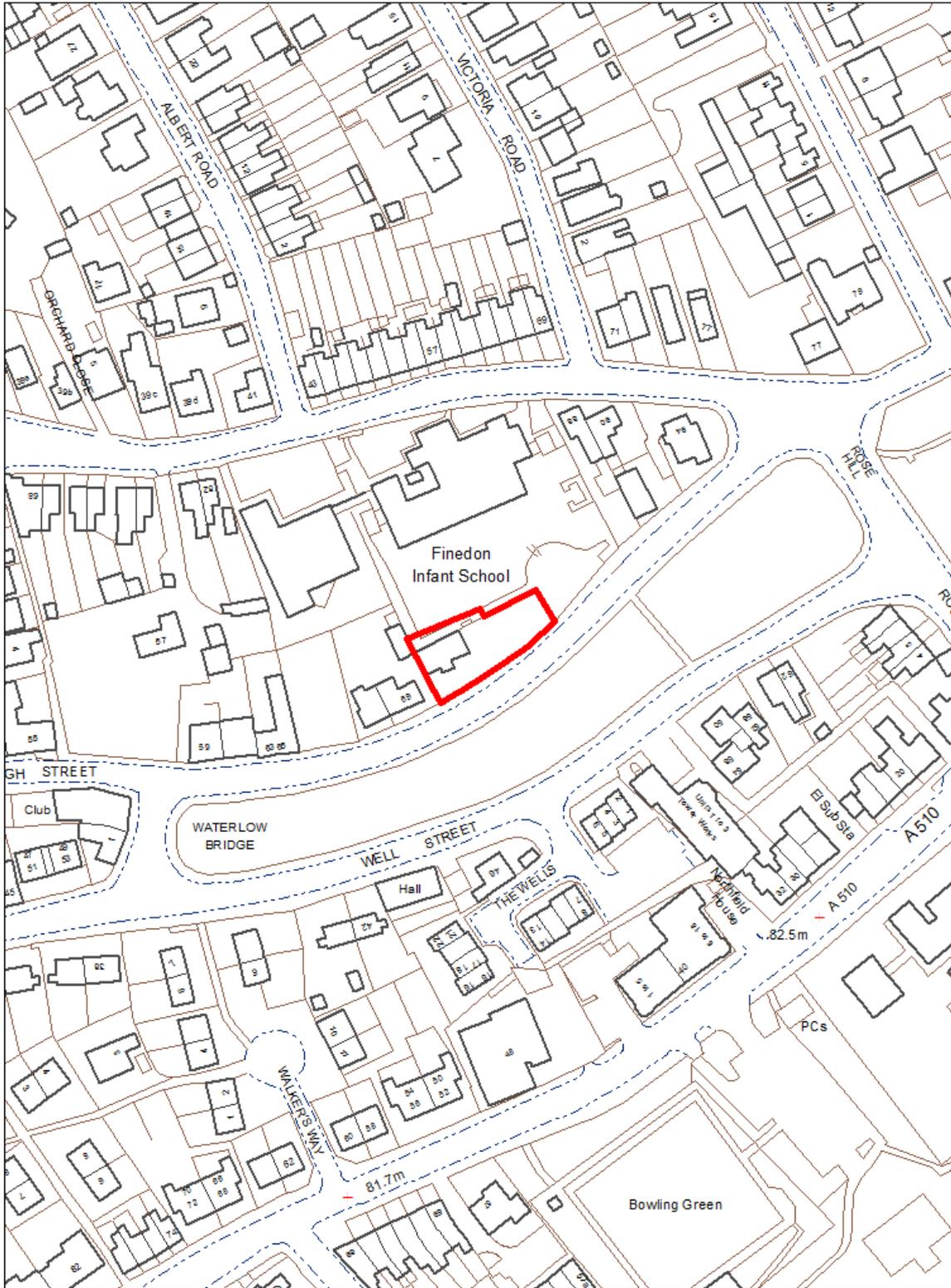
Application Reference	NW/21/00159/FUL	
Case Officer	Ms Susan Garbutt	
Location	Adjacent 67 and 69 Local History Society High Street Finedon Wellingborough Northamptonshire NN9 5JN	
Development	Conversion of heritage centre to one bedroom dwelling, demolition of rear extension, erection of a single storey rear extension and installation of rooflights to rear (north) elevation. External alterations.	
Applicant	Mrs Jilly Mann	
Agent	Mr John Bucher	
Ward	Finedon	
Overall Expiry Date	12 April 2021	
Agreed Extension of Time	22 June 2021	
Checked	Designate Principal	Debbie Kirk

Scheme of Delegation

This application is brought to committee because it falls outside of the council's scheme of delegation because the parish council objects to the application and officers are recommending approval;

1. Recommendation

- 1.1 That planning permission be **GRANTED** subject to the conditions listed at the end of the report



 <p>North Northamptonshire Council</p>	<p>N</p> <p>Scale: 1:1,250</p>	<p>ICT Services</p> <p>This map is accurate to the scale specified when produced at 1:1,250</p>	<p>© Crown Copyright and database right 2021. Ordnance Survey 100059997.</p> <p>Ordnance Survey Aerial Photography copyright: Geographics PLC 1999</p>	<p>Legend</p> <p> NW/21/00159/FUL Adjacent 67 & 69 Local History Society High Street Finedon</p>
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2. The Application Proposal and Background

2.1 The application seeks planning permission for the conversion of the heritage centre into a one bedroom dwelling. The existing rear extension is to be demolished and replaced by a single storey rear extension. External alterations are proposed. The application is also accompanied by a concurrent listed building consent application reference NW/21/00160/LBC.

2.2 The application is supported by plans, a Design and Access Statement, Listed Building Appraisal, Planning and Heritage Statement, Structural Engineers Report, Proposed Schedule of Works and Ecological Impact Assessment: Bats.

2.3 Revised plans were sought and received from the agent and these have been consulted upon. The re-consultation ended on 18/5/21.

2.4 The agent submitted a set of revised plans 20/5/21 to ensure all plans are consistent with each other.

2.5 Following the withdrawal of previous planning and listed building consent applications in late 2019, the applicant sought pre-application advice regarding the conversion of the existing building to a one-bedroom dwelling, the erection of a single storey rear extension and installation of rooflights, under reference PRE/21/00103/PREF. Written advice was provided on 20/1/21 and the advice given can be summarised as follows:

2.6 The current lawful use as a heritage centre does not demonstrate that the current use is unviable, that the use is no longer needed by the community, or that the site is not needed for any other community purpose. Further information would be required with a future application to demonstrate that policy 7 (c) of the JCS is met. As off-road parking is not to be provided, you will need to make reference in any planning application as to why, and what on road parking provision is available in the area. The Ecological Impact Assessment: Bats dated September 2020 will need to be submitted with a future application and should inform any lighting and landscaping proposed to the site. Clarification is required regarding the listed building works and whilst those items remain unresolved the Council's built heritage consultant is unable to fully support this iteration of the proposals. A future application will need to amend the plans and provide further details in line with the built heritage comments.

3. Site Description and Surroundings

3.1 The site is located on the northern side of High Street, Finedon. The site abuts the High Street to the south, number 69 to the west (a Grade II listed building), the grounds of Finedon infant school are to the north and east. The site itself contains a single storey stone building formerly a Quaker Meeting House. It has a porch to the front (south) and small rear lean-to projection to the rear (north) containing a kitchen/toilet. The building adjoins the outbuilding of number 69 to the west. The ground level of the building is elevated from the High Street. The site has high ironstone walls to the front and side (south and west), with pedestrian access from High Street. The site also includes a small stone outbuilding. Within the site to the east of the building is a burial ground associated with the former use of the site as a Quaker Meeting House.

3.2 The building is listed Grade II as ‘John Drage Chapel of Rest and attached walls’ (listed 9/6/70, amended 12/3/86).

3.3 The list description is as follows: “FINEDON HIGH STREET SP9172 (North side) 6/29 John Drage Chapel of Rest and 09/06/70 attached walls (Formally listed as Private Chapel of G. Robinson Undertaker (formerly Friends' Meeting House)) GV II Friends meeting house, now chapel of rest Datestone 16.1W.99 but mainly of late C18 and C19. Squared coursed ironstone with slate roof. Originally probably single-unit chapel. Single-storey, 2-window range of C19 casements under shallow arch heads. C19 gabled porch between window range has C20 doors with glazing above. Stone stacks at ends. Interior not inspected. Single storey outbuilding attached to left has datestone. Wall attached to left of chapel is linked by iron gates to similar wall enclosing former burial ground. Tile and brick copings to wail and ashlar copings to gate piers.”

3.4 The site lies adjacent to the listed building 67-69 High Street, Finedon (Grade II). The site is at high risk of groundwater flooding.

4. Relevant Planning History

4.1 List of all previous planning applications as follows:

NW/21/00160/LBC	Determination pending. Listed Building Consent for the conversion of heritage centre to one bedroom dwelling, demolition of rear extension, erection of a single storey rear extension and installation of rooflights to rear (north) elevation. Internal and external works including replacement first floor, partial rebuild of part of front elevation, creation of new doorway in existing rear wall, reinstatement of existing panelling at ground and first floor and proposed structural works associated to roof strengthening.	
WU/1953/0010	Approved with conditions Temporary shed for storage of timber	11.03.1953
WP/1996/0518	Approved Replacement of existing window	29.01.1997
BW/1982/0350	Approved Demolition of brick built boundary wall and erection of 1m high stone faced planting box/wall	12.08.1982
BW/1980/1055	Approved Erection of 1.8m high close boarded fencing to front boundary	01.12.1980
WU/1972/0115	Approved Form main entrance hall and build utility room	
WP/2005/0738	Approved with conditions Installation of gate (hardwood).	16.12.2005
WP/2004/0062	Approved with conditions Replacement of window	30.03.2004
WP/2001/0099	Approved	23.05.2001

WU/1962/0158	Internal and external alterations. Change of use to Heritage Centre. (Amended Plan) Approved	05.12.1962
WP/1994/0470	Change of use to chapel of rest Approved	22.12.1994
WP/1996/0430	To replace steps and 2 front elevation windows in the same material as present. Re-decorate porch doors and fix the roof leak Refused	
WP/1996/0506	Change of use to single dwelling Refused	02.04.1997
WP/19/00579/FUL	Alteration to chapel of rests to allow for use as a single dwelling Withdrawn	07.11/2019
WP/19/00580/LBC	Change of use of the former Quaker meeting house to form a two bedroom dwelling house. Existing rear single storey kitchen and cloak room will be demolished and replaced with new single storey extension forming new kitchen area with ground floor cloaks. Existing upper floor together with staircase to be removed and replaced with a new floor construction to accommodate two bedrooms with separate bathroom. New roof windows are proposed to the rear elevation only to provide natural light to both bedrooms and new bathroom. WITHDRAWN Withdrawn	07.11.2019
WP/2000/0391	Listed Building Consent for the change of use of the former Quaker meeting house to form a two bedroom dwelling house. Existing rear single storey kitchen and cloak room will be demolished and replaced with new single storey extension forming new kitchen area with ground floor cloaks. Existing upper floor together with staircase to be removed and replaced with a new floor construction to accommodate two bedrooms with separate bathroom. New roof windows are proposed to the rear elevation only to provide natural light to both bedrooms and new bathroom Approved	08.11.2000
WP/2000/0392	Change of use to residential Approved	08.11.2000
WP/2001/0098	Alterations to allow change of use to residential Approved	23.05.2001
WP/20/00080/FUL	Change of use to Heritage Centre and alterations Withdrawn	

WP/20/00081/LBC

Conversion of the former Quaker Meeting House into a 2 no. bedroom dwelling house with single storey rear extension (Re-submission)
Withdrawn
Listed Building Consent for the conversion of the former Quaker Meeting House into a 2 no. bedroom dwelling house with single storey rear extension

5. Consultation Responses

A full copy of all comments received can be found on the Council's Website <https://www.wellingborough.gov.uk/viewplanningapplications>

5.1 Finedon Town Council

(Mar 21) Objection on the grounds of 1. Inappropriate use of the listed building, 2. The ground surrounding the property is a graveyard, 3. The property is next to a school on a blind bend without any off-street parking.

5.2 Neighbours/Responses to publicity

1 letter of objection received from an occupier of a property in the vicinity of the site on the High Street. The objection can be summarised as raising the following issues 1. Visibility would be worsened by on-street parking by the site, 2. Consider the study to be a second bedroom and so possibly more cars, 3. Concern about the narrow gap between the rear extension and the listed barn wall which would attract debris and not allow room for maintenance of the wall.

5.3 Local highway Authority (LHA)

(Feb 21) Subject to your members satisfying themselves that the parking arrangements made to serve the development will provide sufficiently safe and convenient accommodation to comply with policy 8 (b) (ii) of the JCS the Local Highway Authority does not intend to raise an objection to the application on highway safety or capacity grounds. The proposal makes no provision for off street parking accommodation. Unless otherwise agreed, parking accommodation should be provided in accordance with the Northamptonshire Parking Standards and satisfy policy 8 (b) (ii) of the JCS.

(May 21) See previous response.

5.4 Environmental Protection Officer

(Mar 21) No comments to make.

(May 21) No further comments.

5.5 NNC Ecology

(Mar 21) The bat survey has confirmed that the roof of the entrance porch is a low-level bat roost and that the works can proceed under a licence. Condition recommended.

5.6 NNC Archaeology

(Mar 21) The proposed application will have a detrimental impact upon any archaeological deposits present. These do not however represent over-riding constraints on the development provided that adequate provision is made for the

investigation and recording of any remains that are affected. Condition recommended.
(May 21) No further comments.

5.7 Built Heritage Consultant

(Mar 21) Unopposed to the proposal subject to conditions.

5.8 Northamptonshire Police

(May 21) No objection. Recommendation for standards of replacement doors and windows

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2019)

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy – Part 1 of the local plan (JCS)

Policies:

- 1 (presumption in favour of sustainable development)
- 2 (historic environment)
- 4 (biodiversity and geodiversity)
- 5 (water environment, resources and flood risk management)
- 6 (development on brownfield land and land affected by contamination)
- 7 (community services and facilities)
- 8 (North Northamptonshire place shaping principles)
- 9 (sustainable buildings and allowable solutions)
- 11 (network of urban and rural areas)
- 28 (housing requirements)
- 29 (distribution of new homes)
- 30 (housing mix and tenure)

6.4 Plan for the Borough of Wellingborough – Part 2 of the local plan (PBW)

Policy

SS1 (villages)

6.5 Neighbourhood plans:

None relevant

6.6 Other Relevant Documents:

Biodiversity SPD

Planning Out Crime in Northamptonshire SPD

Residential Extensions: a guide to good design SPG

Northamptonshire Parking Standards SPD

7. Evaluation

The proposal raises the following main issues:

- principle of development and material considerations;
- design, layout and the effect on the character and appearance of the surrounding area;
- heritage assets;
- archaeology;
- flood risk and surface water drainage;
- noise:
 - air quality;
 - biodiversity;
- living conditions of future occupiers (compliance with national space standard, national accessibility standards);
- living conditions of the neighbouring occupiers;
- housing mix;
- effect/impact on highway safety in relation to the proposed access arrangement and parking provision;
- contamination;
- crime and disorder;

7.1 Principle of Development and material considerations - Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *“If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.”*

7.1.1. Policy 1 of the JCS is clear that when considering development proposals, the local planning authority will take a positive approach that reflects the presumption in favour of sustainable development as set out within the revised NPPF.

7.1.2 In addition to the specific NPPF requirements set out above, paragraph 128 states that 'applicants will be expected to work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably'. The applicant has undertaken pre-application discussions with the Local Planning Authority, as detailed above.

7.1.3 Policy 11 (2) (a) of the JCS identifies that in the rural area development will be limited to that required to support a prosperous rural economy or to meet a locally arising need. Policy SS1 of the PBW defines the village boundaries in the Borough. The site is within the defined town boundary of Finedon. Within the PBW Rural Settlement Hierarchy, Finedon is a town that is able to accommodate some small-scale infill development under policy 11 (2) (b) of the JCS.

7.1.4 Public comments have raised that the proposed use of the site is inappropriate for the listed building.

7.1.5 The site contains a heritage centre (formerly the Quaker meeting house) which could be considered to be a community use. The applicant was advised at the pre-application stage to address policy 7(c) of the JCS. Policy 7 (c) of the JCS states that development should support and enhance community facilities where appropriate, by

safeguarding existing facilities unless it can be demonstrated that:

- (i) they are no longer viable; and
- (ii) no longer needed by the community they serve; and
- (iii) are not needed for any other community use or that the facility is being relocated and improved to meet the needs of the new and existing community.

7.1.6 The submitted Planning Statement (Feb 21) states that the heritage centre was not a museum (although the Statement says that rates were paid as a museum). The Statement considers that the site does not have a community use. The JCS does not refer to a museum being a community use, and the building is not registered as an asset of community value. The Statement considers that all criteria are satisfied because the Local History Society still meet in the village (The Mission Room, Well Street).

7.1.7 The planning history is a material consideration. The building had consent for a change of use to a dwelling in 2000, but this was not implemented and has lapsed. Therefore, little weight can be given to that approval. Recent planning and listed building applications in 2019 and 2020 for conversion to a dwelling were withdrawn and so no weight can be given to them.

7.1.8 The NPPF is also a material consideration. The NPPF states that in determining applications, the local planning authority should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (paragraph 192).

7.1.9 Permitted development rights are not relevant to this application, as a fallback position, as the building is listed it does not benefit from permitted development rights.

7.1.10 Overall, it is considered that the applicant has demonstrated that the site does not have a community use, and there is no evidence that the site is required for community use. The re-use of the building for residential purposes is appropriate in principle, subject to all other policy requirements being met, and material considerations.

7.2 Design, layout and the effect on the character and appearance of the surrounding area

7.2.1 JCS at policy 8 (d) (i) and (ii) describes the principles that proposed development must take into account with regards to its effect on the character and appearance of an area.

7.2.2 The government at paragraph 127 (a) – (d) of the revised NPPF attach great importance to the design of built development. It goes on to advise that planning decisions should ensure that development will function well and add quality of the overall area; not just for the short term but over the life time of a development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the built environment and landscape setting, while not discouraging appropriate innovation and change; establish or maintain a strong sense of place, using the arrangements of streets, space, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

7.2.3 The National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

7.2.4 Revised plans were submitted to address the concerns raised by the public comments. The revised plan (535-31G) shows that the rear extension will now incorporate the existing small brick building that adjoins the listed stone barn. There will be no gap that could collect debris.

7.2.5 The proposal includes external and internal alterations to the building, a new rear extension and a retaining wall. The extension is proposed to be reclaimed brick with a zinc sheeting roof with standing seams. The pitched roof design proposed to the extension is appropriate to the building and supported by the council's built heritage consultant. Full details of materials can be secured by condition. No details of proposed external lighting to the site or proposed landscaping and boundary treatment have been submitted, however, these can be secured by condition.

7.2.6 Subject to conditions in relation to details of external lighting, boundary treatments and landscaping, the design is considered to meet JCS policy 8 (d) (i) and (ii).

7.3 Sustainability

7.3.1 Policy 9 of the JCS is clear that development should incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All residential development should incorporate measures to limit use to no more than 105 litres/person/day and external water use of no more than 5 litres/person/day or alternative national standard applying to areas of water stress. To ensure compliance with this policy, a planning condition is recommended.

7.4 Effect on heritage assets

7.4.1 The Council is required by section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

7.4.2 The JCS at policy 2 states that proposals should conserve and where possible enhance the heritage significance and setting of an asset and complement their surroundings through form, scale, design and materials.

7.4.3 The NPPF is a material consideration. Paragraph 195 sets out its guidance where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset. Paragraph 196 advises on development proposals which will lead to less than substantial harm to the significance of a designated heritage asset. The paragraph goes on to say that the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Paragraph 192 states that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

7.4.4 The site contains a Grade II listed building and stone boundary walls and is adjacent to the Grade II listed cottage number 67 and its associated barn. The application is supported by a Listed Building Appraisal, dating the original building to 1690. The present building includes the gable ends of that original building (and possibly the rear wall) and stands on its footprint. Internally the building has timber panelling. The site has a burial ground to the east dating from 1704. The site includes a small stone outbuilding. The building is considered to be the earliest surviving nonconformist chapel in Northamptonshire and is typical example of a Quaker meeting house.

7.4.5 The council's built heritage consultant advises that the revised proposal is acceptable, subject to conditions to secure a Written Scheme of Investigation, historic building recording, method statement for timber panelling, method statement for down-taking and reconstruction of masonry, schedule of all external finish materials, window and door details, schedule of internal materials and a condition to secure black painted or powder-coated metal and rainwater goods. Some of the above conditions are appropriate to be attached to the listed building consent only.

7.4.6 Subject to the imposition of the suggested conditions, the proposal will sustain the significance of the listed building and put the building to viable use, in accordance with JCS policy 2 (a) and (b) and advice contained within the NPPF in relation to heritage assets.

7.5 Archaeology

7.5.1 JCS policy 2 (d) requires that where proposals would result in the unavoidable and justifiable loss of archaeological remains, provision should be made for recording and the production of a suitable archive and report.

7.5.2 With regards the revised NPPF, section 16 sets out government advice on conserving and enhancing the historic environment and in particular paragraph 189 advises that, where appropriate, when determining an application which could affect a heritage asset with archaeological interest the council should, where appropriate, require developers to submit a field evaluation.

7.5.3 NNC Archaeologist advises that the application site lies in the western half of the modern settlement but was historically on the eastern edge of the village.

Documentary evidence referred to in the Listed Building Appraisal indicates that the Quakers built their meeting house in 1690; it was subsequently altered internally and externally but elements of the 17th century fabric survive, including the two gable end walls. The significance of the building lies in its place in the religious and social history of the village and the county as well as its historic fabric. The applicant has provided a report on the building which meets some but not all of the normal requirements for building recording in NNC historic records. Revisions will be needed for it to be suitable for inclusion in NNC Historic Environment Record. Provision should also be made for monitoring during works as further early elements of the building may be revealed by the works.

7.5.4 The land to the east of the building was formerly used as the Quaker burial ground. While the proposed extension is to the rear and this area has already had some alterations, it is worth noting that the works to the front in 2000 were subject to archaeological monitoring and disarticulated human remains were found. On this basis it would be advisable to secure a programme of works for the extension groundworks in case further such remains are present.

7.5.5 The proposed application will have a detrimental impact upon any archaeological deposits present. These do not however represent over-riding constraints on the development provided that adequate provision is made for the investigation and recording of any remains that are affected. A condition is recommended to secure an archaeological programme of works as per NPPF paragraph 199.

7.5.6 Therefore, subject to conditions to secure building recording and an archaeological programme of works, the proposal will meet JCS policy 2 (d) and NPPF paragraph 199.

7.6 Flood risk and drainage

7.6.1 The JCS at policy 5 sets out a raft of sub policies aimed at preventing or reducing flood risk.

7.6.2 The revised NPPF at chapter 14 sets out government views on how the planning system should take into account the risks caused by flooding. The planning practice guidance under the chapter titled 'flood risk and climate change' gives detailed advice on how planning can take account of the risks associated with flooding in the application process.

7.6.3 The site is within an area of high groundwater flood risk. The building itself is an existing building and on raised ground, above the road level. The flood risk will not be increased by the proposal and JCS policy 5 is met.

7.7 Noise

7.7.1 To ensure quality of life and safer and healthier communities the JCS at policy 8 (e) (ii) states that new development should be prevented from contributing to or being adversely affected by unacceptable levels of noise.

Chapter 15 of the revised NPPF gives advice on how local planning authorities should prevent new development from being adversely affected by unacceptable levels of noise pollution. The NPPF further advises that decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.

7.7.2 The applicant was advised at pre-application stage that a scheme for achieving the noise levels outlined in BS8233:2014 for the new residential unit would be required. The submitted planning statement states that this would be onerous given the existence of the stone boundary walls and could harm the fabric of the listed building. Also, that the existing lawful use of the building as a museum would have a greater amenity impact than the proposed use.

7.7.3 The council's environmental protection officer has not objected to the proposal and no conditions are recommended. The proposal would comply with JCS policy 8 (e) (ii) in relation to noise.

7.8 Air quality

7.8.1 The JCS at policy 8 amongst other things, requires development not to result in an unacceptable impact on neighbours by reason of pollution.

7.8.2 To ensure quality of life and safer and healthier communities the JCS at policy 8 (e) (i) requires development not to have an unacceptable impact on amenities by

reason of pollution, whilst 8 (e) (ii) goes further by stating that both new and existing development should be prevented from contributing to or being adversely affected by unacceptable levels of air pollution.

7.8.3 Chapter 15 of the revised NPPF offers broad advice on how local planning authorities should prevent both existing and new development from being adversely affected by unacceptable levels of air pollution.

7.8.4 The PPG at paragraph 001 of the air quality section dated 6 March 2014 states that 'It is important that the potential impact of new development on air quality is taken into account in planning where the national assessment indicates that relevant limits have been exceeded or are near the limit'. The guidance goes on to explain the implications for local authorities if national objectives are not met which this will include measures in pursuit of the objectives which could have implications for planning. The PPG at paragraph 009 demonstrates how considerations about air quality fit into the development management process.

7.8.5 The East Midlands region is looking to minimise the cumulative impact on local air quality that ongoing development has rather than looking at significance.

7.8.6 As the proposed development includes the provision for vehicle parking. A key theme of the revised NPPF is that developments should enable future occupiers to make "green" vehicle choices and paragraph 110 (e) "incorporate facilities for charging plug-in and other ultra-low emission vehicles". Policy 15 (c) of the JCS seeks for the design of development to give priority to sustainable means of transport including measures to contribute towards meeting the modal shift targets in the Northamptonshire Transportation Plan.

7.8.7 An Informative should be added to any permission seeking any gas fired boilers to meet a minimum standard of 40 mgNO_x/Kwh. As the site has no off-road parking, it is not possible to secure electric vehicle charging points.

7.9 Biodiversity

7.9.1 Paragraph 40 of the Natural Environment and Rural Communities Act, under the heading of 'duty to conserve biodiversity' states "every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."

7.9.2 The JCS at policy 4 - biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.

7.9.3 The revised NPPF at chapter 15 'conserving and enhancing the natural environment' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity.

7.9.4 The application is supported by an Ecological Impact Assessment: Bats dated September 2020. The assessment concludes that there is evidence of a single roosting common pipistrelle bat on the porch, and that the 3 structures (the main building, outbuilding and boundary wall) all have moderate potential to support bats due to a number of suitable external features. The assessment recommends that a

mitigation licence is required and that lighting levels should be minimised along the boundary tree lines and in general on the site.

7.9.5 NNC Ecologist states that a condition is required to secure the licence prior to commencement of the works. In addition, enhanced roosting opportunities should also be conditioned in particular if the existing roost cannot be retained or replicated in the new structure. The proposed extension might be an opportunity to include integrated nest bricks which can be inserted into the building fabric and does not need ongoing maintenance. Appropriate mitigation options should be agreed with the ecologists, who have set out some recommendations in Appendix 3 to the bat survey report.

7.9.6 With the two proposed conditions set out above, the proposal will satisfy JCS policy 4 and advice contained within the NPPF in relation to biodiversity/protected species.

7.10 Housing mix

7.10.1 Policy 30 (a) (i) of the JCS seeks to the mix of house types within developments to reflect the need to accommodate smaller house households with an emphasis on the provision on small and medium sized dwellings (1 to 3 bedroom) include where appropriate dwellings designed for older people.

7.10.2 Policy 30 (a) (ii) of the JCS seeks to ensure there would not be an overconcentration of a single type of housing where this would adversely affect the character or infrastructure of the area.

7.10.3 The proposed dwelling will be a small unit and will meet an identified need for smaller units the area. The proposed development would comply with policy 30 (a) (i) and (ii) of the JCS.

7.11 National Space Standards

7.11.1 The JCS at Policy 30 (b) requires the internal floor area of new dwellings to meet the National Space Standards as a minimum.

7.11.2 The public comments query the size of the dwelling. The proposed floor plans do not show the rooms sizes. The submitted plans show a 1 bed (2 person) home with study and meet the required 58 square metre size with 1.5 square metres of built in storage. The bedroom meets the size and width standard for a double bedroom. The study is approximately 3.5 metres by 3.5 metres and would thus meet the required size of a double bedroom (11.5 square metres). The dwelling would therefore meet the necessary 79square metre size for a 2-bedroom 4 person dwelling (if a further 0.5 square metre of built in storage were to be provided). The proposed development would comply with policy 30 (b) of the JCS.

7.12 National Accessibility Standards

7.12.1 Policy 30 (c) seeks new dwellings to meet category 2 of the National Accessibility Standards as a minimum. A condition is recommended to ensure that the dwelling meets category 2 of the National Accessibility Standards.

7.12.2 Subject to a condition requiring the dwelling to meet category 2 of the NAS the submitted plans are considered to comply with JCS policy 30 (c).

7.13 Living conditions of the neighbouring occupiers

7.13.1 The JCS at policy 8(e)(i) states that quality of life will be ensured by development not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

7.13.2 At paragraph 127 of the revised NPPF, the government requires new development to provide 'a high standard of amenity for all existing and future users'.

7.13.3 No comments have been received which raise amenity concerns.

7.13.4 The only new openings proposed are within the extension and face into the garden of the site. The new rooflights to the extension and to the first-floor bedroom and all high level and will not allow overlooking.

7.13.4 The proposed development will not result in an unacceptable impact upon future occupiers, neighbouring occupiers or the wider area and accords with JCS policy 8 (e) (i).

7.14 Highway safety

7.14.1 JCS policy 8 (b) (i) gives a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters.

7.14.2 JCS policy 8 (b) (ii) seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

7.14.3 The applicant was advised at pre-application stage of the Northamptonshire Parking Standards. A one bed dwelling should provide 1 off-road car parking space and 1 secure covered cycle parking space per bedroom.

7.14.4 Public comments have raised concerns that off-road parking in this location would be on a blind bend adjacent to the school and would impact visibility.

7.14.5 The proposed dwelling would have no off-road parking as the site has tall listed stone boundary walls to the High Street. To remove the stone boundary wall would be detrimental to the character of the street scene and harm the listed structure. To enable parking, the burial ground would need to be significantly altered.

7.14.6 Northamptonshire Highways advise that subject to members satisfying themselves that the parking arrangements made to serve the development will provide sufficiently safe and convenient accommodation to comply with policy 8 (b) (ii) of the JCS, they do not intend to raise an objection to the application on highway safety or capacity grounds.

7.14.7 At the site visit, it was noted that that there are no parking restrictions on this section of High Street, but there are restrictions outside the adjacent school. In this instance, the existing use of the building would have parking implications, and that use would likely create similar or greater parking need than the proposed use. Also, the site is close to the centre of the village, which could reduce the need for a car. The creation of parking on the site would be detrimental to character and significance as a

heritage asset. On balance, although there is conflict with JCS policy 8 (b) (ii) it is considered that the lack of off-road parking is acceptable in this instance.

7.15 Contamination

7.15.1. The JCS at policy 6 says that local planning authorities will seek to maximise the delivery of development through the re-use of suitable previously developed land within the urban areas. Where development is intended on a site known or suspected of being contaminated a remediation strategy will be required to manage the contamination. The policy goes on to inform that planning permission will be granted where it can be established that the site can safely and viably be developed with no significant impact on either future users of the development or on ground surface and waters.

7.15.2 The revised NPPF at paragraphs 178 and 179 sets out policies on development involving contaminated land. The planning practice guidance also offers detailed government advice on this topic.

7.15.3 The council's Environmental Protection Officer has not raised any concerns regarding contamination. Policy 6 of the JCS is considered to be satisfied.

7.16 Crime and disorder

7.16.1 Section 17 of the Crime and Disorder Act 1998 details the need for the council to do all that it reasonably can to prevent, crime and disorder in its area.

7.16.2 The JCS at policy 8 (e) (iv) sets out the policy requirement for new development to seek to design out crime and disorder and reduce the fear of crime.

7.16.3 The adopted designing out crime supplementary planning guidance gives detailed advice this issue.

7.16.4 The revised NPPF at paragraph 127 (f) state that decisions should aim to ensure that developments create safe, inclusive and accessible environments which promote health and wellbeing with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience.

7.16.5 Northamptonshire Police state that all replacement doors and windows in a domestic dwelling should meet the requirements of Approved Document Q of Building Regulations. Northamptonshire Police recommend the use of 3rd party accredited products. This can be added as an informative on the decision.

8. Other Matters

8.1 Equality

8.1.1 The scheme provided a small sized dwelling which would meet the needs of a young or elderly person in Finedon and meets the national space standards.

8.2 Health Impact Assessment

8.2.1 Paragraph 91 of the NPPF states planning policies and decisions should aim to achieve healthy, inclusive and safe communities and, specifically, criterion c) of this seeks to enable support healthy lifestyles for example, through the provision of safe and accessible green infrastructure, sport facilities, local shops, access to healthier food, allotments and layouts which encourage walking and cycling. It is considered

that the proposal subject to this application will provide housing which is within walking distance of local shops, sports facilities and open spaces.

9. CONCLUSION/PLANNING BALANCE

9.1 The proposed development is acceptable in principle and complies with the all but one of the relevant development plan policies and is consistent with the provisions in the revised NPPF specifically in relation to achieving sustainable development, achieving well-designed places, making effective use of land and conserving and enhancing the historic and natural environment. The development does not comply with the Northamptonshire Parking Standards or policy 8(b) (ii) of the JCS as no off-road parking is provided. However, material considerations set out in this report outweigh the policy conflict in this instance. The development will secure the re-use of a designated heritage asset. It is recommended that the proposal be approved subject to conditions as set out below.

10. RECOMMENDATION

Planning permission be **GRANTED** subject to the conditions below.

11. Conditions

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall also be carried out in accordance with the following unless otherwise required by conditions attached to this permission.

Site Location, Block Plan, South-West Elevation and Upper Roof Plan as Existing 535-9 received 20/5/21

Site Location, Block Plan and South-West Elevation Existing/Proposed 535-19-D received 20/5/21

Proposed Floor Plans Demolition Works 535-13A received 20/5/21

Proposed Elevations Demolition Works 535-14A received 20/5/21

Proposed Ground, First and Lower Roof Plans 535-30-G received 20/5/21

Proposed General Details 535-32-D received 20/5/21

Internal Elevations 535-33 received 20/5/21

Proposed Elevations and Sections 535-31G received 20/5/21

Foundations General Arrangement and Details 19125S/F01-P2 received 20/5/21

Existing Roof Arrangement and section 19125S/S01-P1 received 20/5/21

First Floor and Roof Level General Arrangement and Details 19125S/S02-P3 received 20/5/21

Ecological Impact Assessment: Bats, Former Quaker House, High Street, Finedon (Greenwillows Associated Ltd, September 2020, Ref: 20200911_001) received 15/2/21

Visual Structural Inspection, Former Quaker Meeting House, High Street, Finedon (SEA Structural Engineers, 14/1/20) received 15/2/21

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

3. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) fieldwork in accordance with the agreed written scheme of investigation;
- (ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);
- (iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with the emerging North Northamptonshire Joint Core Strategy policy 2(d) and the NPPF at paragraph 199.

4. Prior to the commencement of any works, and of building recording, a Written Scheme of Investigation (WSI) shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure that affected heritage assets are adequately recorded in accordance with policy 2 (d) of the North Northamptonshire Joint Core Strategy.

5. No demolition or conversion can commence until a programme of historic building recording commensurate with Historic England Level 1/2/3/4 as set out in Understanding Historic Buildings, Historic England (2016), has been secured and undertaken in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the Local Planning Authority. A bound hard copy and digital copy of the recording report will be deposited with the County Historic Environment Record prior to the occupation of the development, or within three months of the recording survey being completed, whichever is the sooner. Project details and a digital copy of the report will be uploaded to the Archaeology Data Service OASIS website by the contractor.

Reason: To ensure that affected heritage assets are adequately recorded in accordance with policy 2 (d) of the North Northamptonshire Joint Core Strategy.

6. Prior to commencement of works, a schedule of all external finish materials, including the proposed brick (to be laid as specified in Flemish bond), proposed lime mortar, stone, roofing materials which are to be retained and reused with matching natural slate to make up any difference, ridge tiles and chimney pots shall be submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

Reason: To preserve the character and special interest of the listed building in accordance with policies 2 (a) and 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

7. The following works; works to the front elevation, porch or roof shall not in any circumstances commence unless the local planning authority has been provided with either:

a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and

Species Regulations 2017 authorising the specified activity/development to go ahead; or

b) Written confirmation from Natural England that the application site has been registered with the

Bat Low Impact Class Licence scheme; or

c) A statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence.

Reason: To ensure that the development does not cause harm to any protected species or their habitats and to maintain and enhance local biodiversity and ecology in accordance with policy 4 (a) (ii) and (iii) of the North Northamptonshire Joint Core Strategy.

8. Full details of enhanced roosting measures to be implemented on the site shall be submitted to and approved in writing by the Local Planning Authority prior to construction of the extension above slab level. The measures shall be informed by the mitigation and compensation recommendations set out in Section 9.0 and Appendix 3 of the Ecological Impact Assessment: Bats, Former Quaker House, High Street, Finedon, NN9 5HU (Greenwillows Associates Ltd, September 2020). The measures shall be implemented in accordance with the approved details prior to first occupation of the dwelling.

Reason: To maintain and enhance local biodiversity and ecology in accordance with policy 4 (a) (ii) and (iii) of the North Northamptonshire Joint Core Strategy.

9. Prior to installation, a schedule of drawings that show details of all proposed windows, including conservation rooflights, and doors, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of framing, grazing bars, cills, and ironmongery, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To preserve the character and special interest of the listed building in accordance with policy 2 (a) of the North Northamptonshire Joint Core Strategy.

10. Prior to first occupation of the dwelling hereby permitted, an external lighting plan shall be submitted to and approved in writing by the local planning authority. If any lighting is required within the vicinity of existing or newly created bat features, it shall be low level, with baffles to direct the light away from the features, thus preventing severance of bat commuting and foraging routes. The development shall thereafter be carried out in accordance with the approved details prior to the first occupation of the development and shall be subsequently retained in that form thereafter.

Reason: To ensure the protected species is adequately protected and in accordance with policy 4 (a) (iii) of the North Northamptonshire Joint Core Strategy.

11. Prior to first occupation of the dwelling hereby permitted full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority. These details shall include existing and proposed finished levels or contours; means of enclosure/boundary treatment; areas of hard surfacing materials; retained historic landscape features and proposals for restoration, where relevant. Soft landscape works shall include planting plans at a minimum scale of 1:200 with schedules of plants noting species, plant supply sizes and proposed densities. The development shall be carried out in accordance with the approved details. If within a period of 2 from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity. The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the dwelling.

Reason: To protect the external character and appearance of the area and to preserve the character and special interest of the listed building in accordance with policies 2 (a) and 8 (d) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

12. Notwithstanding the provisions of Classes E and F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no building or structure or hard surface shall be erected or placed within the curtilage of the dwelling hereby permitted without the prior planning permission of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain planning control over the development of this site and the burial ground in order to safeguard the character and special interest of the setting of the listed building in accordance with policies 2 (a) and 8 (d) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

13. Rainwater goods shall be black painted or powder-coated metal and shall be permanently maintained as such.

Reason: To preserve the character and special interest of the listed building in accordance with policy 2 (a) of the North Northamptonshire Joint Core Strategy.

The dwelling hereby approved shall incorporate measures to limit water use to no more than 105 litres per person per day within the home and external water use of no more than 5 litres per day in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations (2015).

Reason: To ensure that the development complies with policy 9 of the North Northamptonshire Joint Core Strategy.

12. INFORMATIVE/S:

1. In accordance with the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to

paragraph 38 of the National Planning Policy Framework, where possible and feasible, either through discussions, negotiations or in the consideration and assessment of this application and the accompanying proposals, the council as the local planning authority endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the approved development is consistent with the relevant provisions in the framework.

2. Northamptonshire Police recommend all replacement doors and windows in domestic dwelling should meet the requirements of Approved Document Q of Building Regulations. Northamptonshire Police recommend the use of 3rd party accredited products.

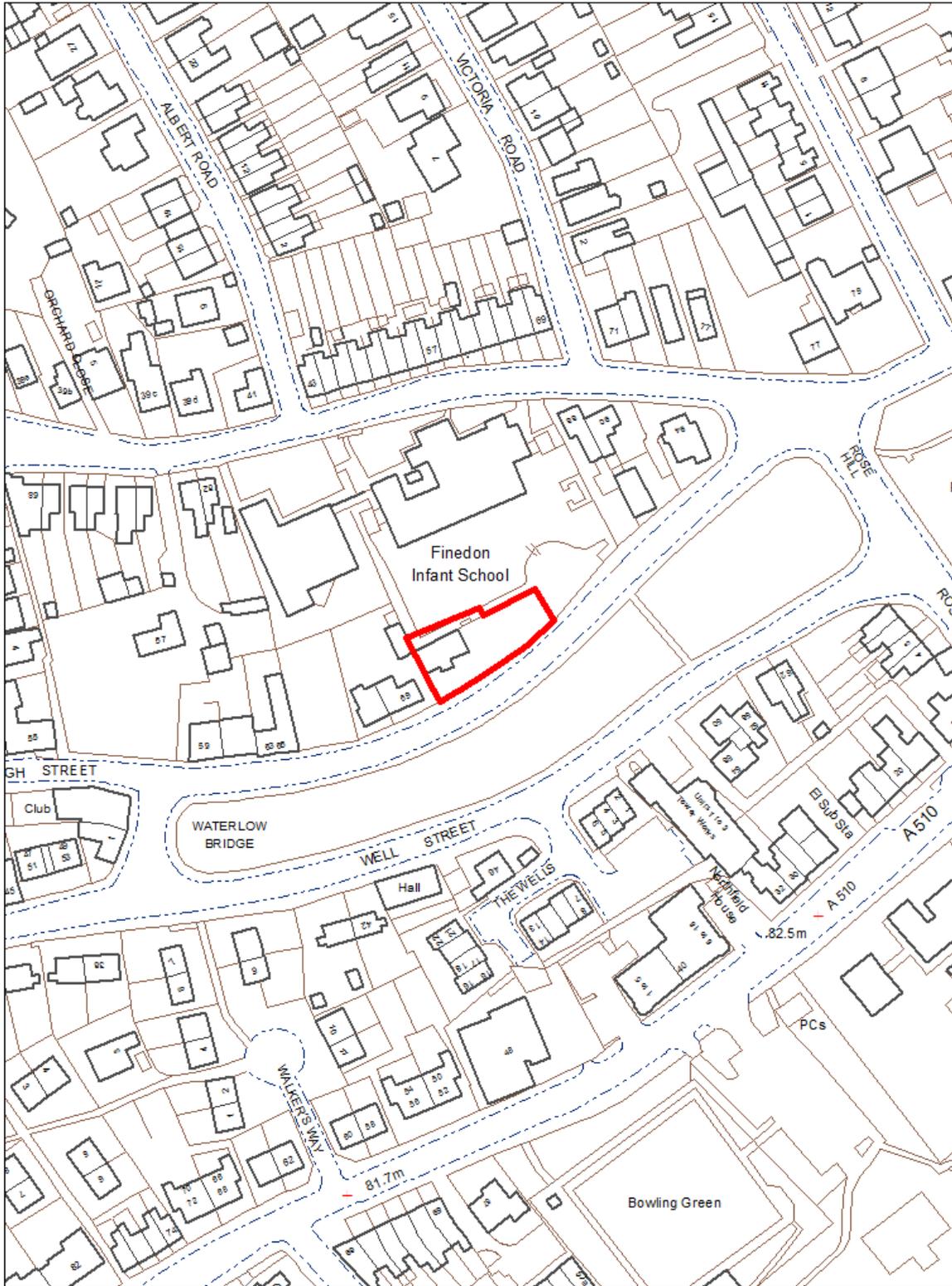
3. All gas fired boilers should meet a minimum standard of 40 mgNO_x/Kwh.

**North Northamptonshire Area Planning Committee
(Wellingborough)
Thursday 10 June 2021**

Application Reference	NW/21/00160/LBC	
Case Officer	Ms Susan Garbutt	
Location	Adjacent 67 and 69 Local History Society High Street Finedon Wellingborough Northamptonshire NN9 5JN	
Development	Listed Building Consent for the conversion of heritage centre to one bedroom dwelling, demolition of rear extension, erection of a single storey rear extension and installation of rooflights to rear (north) elevation. Internal and external works including replacement first floor, partial rebuild of part of front elevation, creation of new doorway in existing rear wall, reinstatement of existing panelling at ground and first floor and proposed structural works associated to roof strengthening.	
Applicant	Mrs Jilly Mann	
Agent	Mr John Bucher	
Ward	Finedon	
Overall Expiry Date	12 April 2021	
Agreed Extension of Time	22 June 2021	
Checked	Designate Principal	Debbie Kirk

Scheme of Delegation

This application is brought to committee because it falls outside of the council's scheme of delegation because the parish council objects to the application and officers are recommending approval.



 <p>North Northamptonshire Council</p>		<p>ICT Services</p> <p>This map is accurate to the scale specified when reproduced at 1:1</p>	<p>© Crown Copyright and database right 2001. Ordnance Survey 100009997</p> <p>Ordnance Survey Aerial Photography copyright Geographical PLC 1998</p>	<p>Legend</p> <p> NW/21/00160/LBC Adjacent 67 & 69 Local History Society High Street Finedon</p>
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1. Recommendation

1.1 That listed building consent be **GRANTED** subject to the conditions listed at the end of the report

2. The Application Proposal and Background

2.1 The application seeks Listed Building Consent for the conversion of the heritage centre into a one-bedroom dwelling with a study. The existing rear extension is to be demolished and replaced by a single storey rear extension. External alterations are proposed. The application is also accompanied by a concurrent planning application NW/21/00159/FUL.

2.2 The application is supported by plans, a Design and Access Statement, Listed Building Appraisal, Planning and Heritage Statement, Structural Engineers Report, Proposed Schedule of Works and Ecological Impact Assessment: Bats.

2.3 Revised plans were sought and received from the agent and these have been consulted upon. The re-consultation ended on 18/5/21.

2.4 The agent was advised to update all other plans to ensure all plans are consistent, and revised plans were received 20/5/21.

2.5 Following the withdrawal of previous planning and listed building consent applications in late 2019, the applicant sought pre-application advice regarding the conversion of the existing building to a one-bedroom dwelling, erection of a single storey rear extension and installation of rooflights, under reference PRE/21/00103/PREF. Written advice was provided on 20/1/21 and the advice given regarding the listed building consent can be summarised as follows:

2.6 Clarification is required regarding the listed building works and whilst those items remain unresolved the Council's built heritage consultant is unable to fully support this iteration of the proposals. A future application will need to amend the plans and provide further details in line with the built heritage comments.

3. Site Description and Surroundings

3.1 The site is located on the northern side of High Street, Finedon. The site abuts the High Street to the south, number 69 to the west (a Grade II listed building), the grounds of Finedon infant school are to the north and east. The site itself contains a single storey stone building formerly a Quaker Meeting House. It has a porch to the front (south) and small rear lean-to projection to the rear (north) containing a kitchen/toilet. The building adjoins the outbuilding of number 69 to the west. The ground level of the building is elevated from the High Street. The site has high ironstone walls to the front and side (south and west), with pedestrian access from High Street. The site also includes a small stone outbuilding. Within the site to the east of the building is a burial ground associated with the former use of the site as a Quaker Meeting House.

3.2 The building is listed Grade II as 'John Drage Chapel of Rest and attached walls' (listed 9/6/70, amended 12/3/86).

3.3 The list description is as follows: “FINEDON HIGH STREET SP9172 (North side) 6/29 John Drage Chapel of Rest and 09/06/70 attached walls (Formally listed as Private Chapel of G. Robinson Undertaker (formerly Friends' Meeting House)) GV II Friends meeting house, now chapel of rest Datestone 16.1W.99 but mainly of late C18 and C19. Squared coursed ironstone with slate roof. Originally probably single-unit chapel. Single-storey, 2-window range of C19 casements under shallow arch heads. C19 gabled porch between window range has C20 doors with glazing above. Stone stacks at ends. Interior not inspected. Single storey outbuilding attached to left has datestone. Wall attached to left of chapel is linked by iron gates to similar wall enclosing former burial ground. Tile and brick copings to wail and ashlar copings to gate piers.”

3.4 The site is adjacent to the listed building 67-69 High Street, Finedon (Grade II). The site is at high risk of groundwater flooding.

4. Relevant Planning History

4.1 List of all previous planning applications as follows:

NW/21/00159/FUL	Determination pending. Conversion of heritage centre to one-bedroom dwelling, demolition of rear extension, erection of a single storey rear extension and installation of rooflights to rear (north) elevation. External alterations.	
WU/1953/0010	Approved with conditions Temporary shed for storage of timber	11.03.1953
WP/1996/0518	Approved Replacement of existing window	29.01.1997
BW/1982/0350	Approved Demolition of brick-built boundary wall and erection of 1m high stone faced planting box/wall	12.08.1982
BW/1980/1055	Approved Erection of 1.8m high close boarded fencing to front boundary	01.12.1980
WU/1972/0115	Approved Form main entrance hall & build utility room	
WP/2005/0738	Approved with conditions Installation of gate (hardwood).	16.12.2005
WP/2004/0062	Approved with conditions Replacement of window	30.03.2004
WP/2001/0099	Approved Internal and external alterations. Change of use to Heritage Centre. (Amended Plan)	23.05.2001
WU/1962/0158	Approved Change of use to chapel of rest	05.12.1962
WP/1994/0470	Approved To replace steps and 2 front elevation windows in the same material as present. Re-decorate porch doors and fix the roof leak	22.12.1994

WP/1996/0430	Refused Change of use to single dwelling	
WP/1996/0506	Refused Alteration to chapel of rets to allow for use as a single dwelling	02.04.1997
WP/19/00579/FUL	Withdrawn Change of use of the former Quaker meeting house to form a two bedroom dwelling house. Existing rear single storey kitchen and cloak room will be demolished and replaced with new single storey extension forming new kitchen area with ground floor cloaks. Existing upper floor together with staircase to be removed and replaced with a new floor construction to accommodate two bedrooms with separate bathroom. New roof windows are proposed to the rear elevation only to provide natural light to both bedrooms and new bathroom.	07.11.2019
WP/19/00580/LBC	Withdrawn Listed Building Consent for the change of use of the former Quaker meeting house to form a two bedroom dwelling house. Existing rear single storey kitchen and cloak room will be demolished and replaced with new single storey extension forming new kitchen area with ground floor cloaks. Existing upper floor together with staircase to be removed and replaced with a new floor construction to accommodate two bedrooms with separate bathroom. New roof windows are proposed to the rear elevation only to provide natural light to both bedrooms and new bathroom	07.11.2019
WP/2000/0391	Approved Change of use to residential	08.11.2000
WP/2000/0392	Approved Alterations to allow change of use to residential	08.11.2000
WP/2001/0098	Approved Change of use to Heritage Centre and alterations	23.05.2001
WP/20/00080/FUL	Withdrawn Conversion of the former Quaker Meeting House into a 2 no. bedroom dwelling house with single storey rear extension (Re-submission)	
WP/20/00081/LBC	Withdrawn Listed Building Consent for the conversion of the former Quaker Meeting House into a 2 no. bedroom dwelling house with single storey rear extension	

5. Consultation Responses

A full copy of all comments received can be found on the Council's Website
<https://www.wellingborough.gov.uk/viewplanningapplications>

5.1 Finedon Town Council

(Mar 21) Objection on the grounds of 1. Inappropriate use of the listed building, 2. The ground surrounding the property is a graveyard, and 3. There is no off-road parking and the site is on a blind bend next to a school.

5.2 Neighbours/Responses to publicity

None received.

5.3 Historic Environment Team

(Mar 21) Unopposed to the application subject to conditions.

5.4 NNC Archaeology

(Mar 21) The proposed application will have a detrimental impact upon any archaeological deposits present. These do not however represent over-riding constraints on the development provided that adequate provision is made for the investigation and recording of any remains that are affected. Condition recommended.
(May 21) No further comments.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2019)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)
Planning (Listed Building and Conservation Areas) Act 1990
Sections 19 and 66

6.3 North Northamptonshire Joint Core Strategy – Part 1 of the local plan (JCS)

Policies:

- 1 (presumption in favour of sustainable development)
- 2 (historic environment)

6.4 Plan for the Borough of Wellingborough – Part 2 of the local plan (PBW)

None applicable.

6.5 Neighbourhood Plan

None applicable

6.6 Supplementary planning documents/guidance:

None applicable

7. Evaluation

The proposal raises the following main issues:

- heritage assets;
- archaeology;
- conditions

7.1 Effect on heritage assets

7.1.1 The council is required by section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

7.1.2 Policy 2 of the JCS sets out the policy background for the protection, preservation and enhancement of the historic environment.

7.1.3 The NPPF is a material consideration. Paragraph 195 sets out its guidance where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset. Paragraph 196 advises on development proposals which will lead to less than substantial harm to the significance of a designated heritage asset. The paragraph goes on to say that the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Paragraph 192 states that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

7.1.4 The site contains a Grade II listed building and stone boundary walls and is adjacent to the Grade II listed cottage number 67 and its associated barn. The application is supported by a Listed Building Appraisal, dating the original building to 1690. The present building includes the gable ends of that original building (and possibly the rear wall) and stands on its footprint. Internally the building has timber panelling. The site has a burial ground to the east dating from 1704. The site includes a small stone outbuilding. The building is considered to be the earliest surviving nonconformist chapel in Northamptonshire and is typical example of a Quaker meeting house.

The application is supported by a Visual Structural Inspection Report and a Proposed Schedule of Works. The structural report has informed the proposed works to the foundations, roof, ground and first floor and the front window.

7.1.5 The council's built heritage consultant advises that the revised proposal is acceptable, subject to conditions to secure a Written Scheme of Investigation, historic building recording, method statement for timber panelling, method statement for down-taking and reconstruction of masonry, schedule of all external finish materials, window and door details, schedule of internal materials and a condition to secure black painted or powder-coated metal and rainwater goods.

7.1.6 Subject to the imposition of the suggested conditions, the proposed works will sustain the significance of the listed building and put the building to viable use, in accordance with JCS policy 2 and advice contained within the NPPF in relation to heritage assets.

7.2 Archaeology

7.2.1 JCS policy 2 (d) requires that where proposals would result in the unavoidable and justifiable loss of archaeological remains, provision should be made for recording and the production of a suitable archive and report.

7.2.2 With regards the revised NPPF, section 16 sets out government advice on conserving and enhancing the historic environment and in particular paragraph 189 advises that, where appropriate, when determining an application which could affect a heritage asset with archaeological interest the council should, where appropriate, require developers to submit a field evaluation.

7.2.3 NNC Archaeologist advises that the application site lies in the western half of the modern settlement but was historically on the eastern edge of the village. Documentary evidence referred to in the Listed Building Appraisal indicates that the Quakers built their meeting house in 1690; it was subsequently altered internally and externally but elements of the 17th century fabric survive, including the two gable end walls. The significance of the building lies in its place in the religious and social history of the village and Northamptonshire as well as its historic fabric. The applicant has provided a report on the building which meets some but not all of our normal requirements for building recording in NNC historic records office. Revisions will be needed for it to be suitable for inclusion in the NNC Historic Environment Record. Provision should also be made for monitoring during works as further early elements of the building may be revealed by the works.

The land to the east of the building was formerly used as the Quaker burial ground. While the proposed extension is to the rear and this area has already had some alterations, it is worth noting that the works to the front in 2000 were subject to archaeological monitoring and disarticulated human remains were found. On this basis it would be advisable to secure a programme of works for the extension groundworks in case further such remains are present.

7.2.4 The proposed application will have a detrimental impact upon any archaeological deposits present. These do not however represent over-riding constraints on the development provided that adequate provision is made for the investigation and recording of any remains that are affected. A condition is recommended to secure an archaeological programme of works as per NPPF paragraph 199.

7.2.5 Therefore, subject to conditions to secure building recording and an archaeological programme of works, the proposed works will meet JCS policy 2 (d) and NPPF paragraph 199.

7.3 Conditions

7.3.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) at section 17 allows conditions to be imposed on a listed building consent for:

- (a) the preservation of particular features of the building, either as part of it or after severance from it;
- (b) the making good, after the works are completed, of any damage caused to the building by the works;
- (c) the reconstruction of the building or any part of it following the execution of any works, with the use of original materials so far as practicable and with such alterations of the interior of the building as may be specified in the conditions.

7.3.2 Paragraph (2) of the section states that a condition may also be imposed requiring specified details of the works (whether or not set out in the application) to be approved subsequently by the local planning authority.

7.3.3 The suggested conditions comply with the above Act.

8. Other Matters

None.

9. CONCLUSION/PLANNING BALANCE

9.1 The works proposed are consistent with the provisions of the JCS, specifically Policy 2, and the NPPF, in relation to conserving the historic environment. In the absence of any contrary material considerations, it is recommended that the proposal be granted listed building consent, subject to conditions.

10. RECOMMENDATION

That listed building consent be **GRANTED** subject to the conditions listed

11. Conditions

1. The development shall be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To prevent the accumulation of listed building consents; to enable the local planning authority to review the suitability of the works in the light of altered circumstances; and to conform with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The works shall also be carried out in accordance with the following plans and drawings unless otherwise required by conditions attached to this consent.
Site Location, Block Plan, South-West Elevation and Upper Roof Plan as Existing 535-9 received 20/5/21
Site Location, Block Plan and South-West Elevation Existing/Proposed 535-19-D received 20/5/21
Proposed Floor Plans Demolition Works 535-13A received 20/5/21
Proposed Elevations Demolition Works 535-14A received 20/5/21
Proposed Ground, First and Lower Roof Plans 535-30-G received 20/5/21
Proposed General Details 535-32-D received 20/5/21
Internal Elevations 535-33 received 20/5/21
Proposed Elevations and Sections 535-31G received 20/5/21
Foundations General Arrangement and Details 19125S/F01-P2 received 20/5/21
Existing Roof Arrangement and section 19125S/S01-P1 received 20/5/21
First Floor and Roof Level General Arrangement and Details 19125S/S02-P3 received 20/5/21

Reason: To define the consent and to conform with the requirements of The Planning (Listed Buildings and Conservation Areas) Act 1990.

3. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) fieldwork in accordance with the agreed written scheme of investigation;
- (ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);
- (iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with the emerging North Northamptonshire Joint Core Strategy policy 2(d) and the NPPF at paragraph 199.

4. Prior to the commencement of any works, and of building recording, a Written Scheme of Investigation (WSI) shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure that affected heritage assets are adequately recorded in accordance with policy 2 (d) of the North Northamptonshire Joint Core Strategy.

5. No demolition or conversion can commence until a programme of historic building recording commensurate with Historic England Level 1/2/3/4 as set out in Understanding Historic Buildings, Historic England (2016), has been secured and undertaken in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the Local Planning Authority. A bound hard copy and digital copy of the recording report will be deposited with the County Historic Environment Record prior to the occupation of the development, or within three months of the recording survey being completed, whichever is the sooner. Project details and a digital copy of the report will be uploaded to the Archaeology Data Service OASIS website by the contractor.

Reason: To ensure that affected heritage assets are adequately recorded in accordance with policy 2 (d) of the North Northamptonshire Joint Core Strategy.

6. Prior to commencement of works, a schedule of all external finish materials, including the proposed brick (to be laid as specified in Flemish bond), proposed lime mortar, stone, roofing materials which are to be retained and reused with matching natural slate to make up any difference, ridge tiles and chimney pots shall be submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

Reason: To preserve the character and special interest of the listed building in accordance with policies 2 (a) and 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

7. Prior to the commencement of external reconstruction or repointing of masonry, a written method statement shall be provided describing in detail the proposed method of down-taking and reconstruction. This shall be submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved method statement. Use of mechanical cutting tools should be avoided in down-taking masonry to avoid damage to the historic building fabric.

Reason: Reason: To preserve the character and special interest of the listed building in accordance with policies 2 (a) and 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

8. Prior to any roofing work commencing, details of proposed detailing of upstand flashings where walls and stacks are met, and verge treatments, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To preserve the character and special interest of the listed building in accordance with policy 2 (a) of the North Northamptonshire Joint Core Strategy.

9. Prior to installation, a schedule of drawings that show details of all proposed windows, including conservation rooflights, and doors, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of framing, grazing bars, cills, and ironmongery, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To preserve the character and special interest of the listed building in accordance with policy 2 (a) of the North Northamptonshire Joint Core Strategy.

10. Prior to commencement of internal fit out, a schedule of internal finish materials, including specification of new timber panelling at first floor including the detailing of any moulding or profiling, to match existing, shall be submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

Reason: To preserve the character and special interest of the listed building in accordance with policy 2 (a) of the North Northamptonshire Joint Core Strategy.

11. Rainwater goods shall be black painted or powder-coated metal and shall be permanently maintained as such.

Reason: To preserve the character and special interest of the listed building in accordance with policy 2 (a) of the North Northamptonshire Joint Core Strategy.

12. INFORMATIVE/S:

1. In accordance with the provisions in the Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2012 and pursuant to paragraph 38 of the National Planning Policy Framework, where possible and feasible, either through discussions, negotiations or in the consideration and assessment of this application and the accompanying proposals, the Council as the local planning authority endeavoured to work with the applicant/developer in a positive and proactive

way to ensure that the approved development is consistent with the relevant provisions in The Framework.

Received appeals

Appeal Site	Ref. No.	Date Received	Status	Type of procedure
29 Norlinton Close Orlingbury	WP/20/00572/FUL	23.03.2021	Appeal In Progress	Fast Track Appeal
117 Torrington Crescent Wellingborough	WP/20/00677/FUL	25.03.2021	Appeal Dismissed	Fast Track Appeal
1 Millers Park Wellingborough	WP/20/00713/FUL	30.03.2021	Appeal Allowed with conditions	Fast Track Appeal
14 Milbury Earls Barton	NW/21/00054/FUL	27.04.2021	Appeal In Progress	Fast Track Appeal
63 Fullwell Road Bozeat	NW/21/00023/FUL	06.05.2021	Appeal In Progress	Fast Track Appeal

ITEMS TO NOTE

Delegated officers report

Planning appeal decision letters

- (a) 8 The Green, Orlingbury;
- (b) Former Scrapyard, 304 Station Road, Isham;
- (c) 62 The Drive, Wellingborough;
- (d) 117 Torrington Crescent, Wellingborough; and
- (e) 1 Millers Park, Wellingborough.

**NORTH NORTHAMPTONSHIRE AREA PLANNING COMMITTEE (WELLINGBOROUGH) -
10 June 2021**

The following applications dealt with under the terms of the Executive Director Place and Economy delegated powers.

NW/21/00036/FUL

Location 27 Knuston Road, Irchester, Wellingborough, Northamptonshire.
Proposal Conversion of detached garage roof space to create annexe and the installation of three conservation roof lights in the front elevation
Decision Application Permitted

NW/21/00051/FUL

Location 14 Doddington Road, Wilby, Wellingborough, Northamptonshire.
Proposal Proposed new dwelling on land adjacent to 14 Doddington Road, Wilby
Decision Application Refused

NW/21/00055/VAR

Location 1 Mears Ashby Road, Wilby, Wellingborough, Northamptonshire.
Proposal Variation to condition 2 of Appeal Decision reference APP/H2835/D/14/2213642 (WP/2013/0541/F) - The new building line should run parallel to the existing boundary wall on the south side of the plot (retaining an existing wall), being the same length as the building line on the original planning permission.
Decision Application Permitted

NW/21/00108/LBC

Location 2 Kings Lane, Little Harrowden, Wellingborough, Northamptonshire.
Proposal Listed Building Consent for electric socket adjustments and new electrical sockets as prescribed in the electrical changes application report
Decision Application Permitted

NW/21/00123/FUL

Location 36 Lower Street, Great Doddington, Wellingborough, Northamptonshire.
Proposal Replacement of existing roof and walls of conservatory
Decision Application Permitted

NW/21/00124/AMD

Location Slype Farm House, Easton Lane, Bozeat, Wellingborough.
Proposal Non-material amendment to planning permission reference WP/2013/0393/F - Amendments to the proposed materials used, and change of 1no. door/window.
Decision Application Permitted

NW/21/00136/FUL

Location Willow Farm, 102 Harrowden Road, Orlingbury, Kettering.
Proposal Erection of Victorian style greenhouse on part of an existing vegetable garden. (part retrospective)
Decision Application Permitted

NW/21/00144/LBC

Location 27 Knuston Road, Irchester, Wellingborough, Northamptonshire.
Proposal Listed Building Consent for the conversion of detached garage roof space to create annexe and the installation of three conservation roof lights in the front elevation
Decision Application Permitted

NW/21/00150/FUL

Location 5 Spencer Close, Earls Barton, Northampton, Northamptonshire.
Proposal Proposed first floor extension over garage to form additional bedroom and en-suite bathroom
Decision Application Permitted

NW/21/00151/FUL

Location 44 Doddington Road, Earls Barton, Northampton, Northamptonshire.
Proposal Single storey rear extension
Decision Application Permitted

NW/21/00165/FUL

Location 20 Broad Street, Earls Barton, Northampton, Northamptonshire.
Proposal First floor side extension
Decision Application Permitted

NW/21/00166/FUL

Location 28 Brookside, Bozeat, Wellingborough, Northamptonshire.
Proposal Ground floor rear extension and a first floor side extension. Demolition of rear conservatory and WC
Decision Application Permitted

NW/21/00170/FUL

Location 104 - 106 Midland Road, Wellingborough, Northamptonshire, NN8 1NB.
Proposal Change of use from hotel (C1 use) to 6 residential flats (C3 use) (4 x one bedroom and 2 x two bedroom) including parking to rear communal detached bicycle store and communal detached bin store
Decision Application Permitted

NW/21/00176/FUL

Location 57 Park Street, Wollaston, Wellingborough, Northamptonshire.
Proposal Enlargement of an existing porch, a new window to the Western elevation with an existing window blocked up and a new window to the Eastern elevation with an existing window blocked up and internal alterations
Decision Application Permitted

NW/21/00180/FUL

Location 7 Oringbury Road, Little Harrowden, Wellingborough, Northamptonshire.
Proposal First floor rear extension. Demolition of rear conservatory.
Decision Application Permitted

NW/21/00181/LDP

Location 35 Spencelayh Close, Wellingborough, Northamptonshire, NN8 4UU.
Proposal Application for a Lawful Development Certificate for a Proposed development - Proposed single-storey rear extension.
Decision Application Permitted

NW/21/00184/FUL

Location 52 Farndish Road, Irchester, Wellingborough, Northamptonshire.
Proposal Double storey side extension
Decision Application Permitted

NW/21/00185/FUL

Location Overstone Manor Public House, 180 Ecton Lane, Sywell, Northampton.
Proposal Proposed new garden features comprising festoon lights, 2 no. new pergolas to rear patio area
Decision Application Permitted

NW/21/00192/FUL

Location 93 Mannock Road, Wellingborough, Northamptonshire, NN8 2BJ.
Proposal Proposed detached single storey ancillary building in rear garden for use as a home office and summer house
Decision Application Permitted

NW/21/00193/LDP

Location 4 Silver Street, Wellingborough, Northamptonshire, NN8 1BQ.
Proposal Application for a Lawful Development Certificate for a Proposed use - change of use from travel agents to proposed café (use class E)
Decision Application Permitted

NW/21/00194/LDE

Location 9 Ashton Grove, Wellingborough, Northamptonshire, NN8 5ZA.
Proposal Application for a Lawful Development Certificate for an Existing use/building works - conversion of the lower ground floor at the rear of 9 Ashton Grove, Wellingborough, NN8 5ZA to form a flat including installation of a kitchen and bathroom was completed in 2006. Accessed via its own front door at the rear of the property using the staircase to the left hand side of the property. The flat is self contained, has its own front door, bathroom, lounge, study & bedroom.
Decision Application Refused

NW/21/00198/FUL

Location 22 - 24 Manor Road, Grendon, Northampton, Northamptonshire.
Proposal First floor extension above an existing single storey element to the rear/side incorporating a single storey extension to the rear with an enclosed flat roof
Decision Application Permitted

NW/21/00204/FUL

Location 16 Trent Close, Wellingborough, Northamptonshire, NN8 5XN.
Proposal Proposed part two storey and single storey rear extension.
Decision Application Permitted

- Location** 6 Beech Drive, Wellingborough, Northamptonshire, NN8 3GG.
- Proposal** Application for a Lawful Development Certificate for a proposed development - single storey extension to the rear of the existing property. The conversion of part of the garage to habitable accommodation including a new internal door and an additional external window (side elevation view B). The conversion of the existing kitchen into a utility space.
- Decision** Permitted Development (BCW)

- Location** 1 Holme Close, Wellingborough, Northamptonshire, NN9 5YF.
- Proposal** Single storey rear extension.
- Decision** Application Permitted

- Location** 3 Rectory Lane, Orlingbury, Kettering, Northamptonshire.
- Proposal** 1.0m high boundary wall, 2.0m brick piers, 0.8m close boarded fencing on top of wall and gate, extension of an area of hardstanding for parking
- Decision** Application Permitted

- Location** 102 Harrowden Road, Wellingborough, Northamptonshire, NN8 5BD.
- Proposal** Front porch entrance ground floor extension, between existing lounge and garage projections. To allow for an internal access ramp and access to the main house via a sheltered porch area. The existing garage roof is proposed to be changed from flat to gabled. Replacing all windows and doors to anthracite. Some small internal reworks
- Decision** Application Permitted

NW/21/00211/FUL

Location Land Adjacent Railway, Station Road, Irchester, Northamptonshire.
Proposal New vehicular access from Station Road.
Decision Application Refused

NW/21/00213/FUL

Location 48 Northampton Road, Earls Barton, Northampton, Northamptonshire.
Proposal Single storey rear extension
Decision Application Permitted

NW/21/00214/FUL

Location 15 Raymond Close, Wollaston, Wellingborough, Northamptonshire.
Proposal Change of use of factory and associated land from B2 - general industrial to E g) iii) - light industrial (formerly use class B1(c))
Decision Application Permitted

NW/21/00215/FUL

Location Orchard House, Sir Christopher Hatton School , 79 Gold Street, Wellingborough, Northamptonshire.
Proposal External improvement works to Orchard house, including replacing a variety of high and low level brick walls and timber fencing form the boundaries around Orchard House with a new 2 metre high Zaun Bow Top Urban fencing (1.1 metres in places); the reduction in height of an existing building from 8.6 / 6.4 / 6.2 / 3.4 metres to 6.1 / 3.2 metres; replacing areas of hardstanding with grass; installation of new footpaths in place of existing; the installation of render, both white and navy along with feature PPC aluminium louvre cladding and PPC aluminium curtain walling. New windows will also be installed throughout.
Decision Application Permitted

Location Maryland Farm, 2 Main Road, Grendon, Northampton.

Proposal Listed Building Consent for a change of use of a lounge in an existing extension built in 1990 to a kitchen. No alterations are required to the external fabric of the building. An existing hole for a redundant gas fire flue will be used for proposed extraction unit. Drainage will be cut into a channel in the modern concrete screeded floor and will exit the building below the current pea gravel soak away level at the perimeter of the building to meet up with the existing 4 inch soil stack to the front of the building. Only a cold water supply is required and will be brought down from the en-suite above and be hidden behind kitchen cabinetry. Cables will run in conduit behind the new cabinets. Worktop power will be provided by pop up modules.

Decision Application Permitted

Location First Floor, 9 - 10 Sheep Street, Wellingborough, Northamptonshire.

Proposal Change of use of first floor from storage (Class B8) to offices, meeting and conference rooms (Class E(g)). Replacement windows

Decision Application Permitted

Location 26 St Crispin Road, Earls Barton, Northampton, Northamptonshire.

Proposal Proposed conversion and rear and side extension to an existing garage to provide an accessible ground floor bedroom en-suite and first floor extension to provide bedroom and en- suite

Decision Application Permitted

Location 3 Church Street, Isham, Kettering, Northamptonshire.

Proposal Side extension to an existing detached garage to form a garden room and to increase the amount of glazing to an existing side utility extension, and change the roof from mono-pitch to hipped

Decision Application Permitted

NW/21/00221/FUL

Location Land Between 36 And 40, Northampton Road, Earls Barton, Northamptonshire.
Proposal 4-Bedroom Detached Two-Storey Dwelling
Decision Application Permitted

NW/21/00222/FUL

Location 145 Doddington Road, Wellingborough, Northamptonshire, NN8 2LY.
Proposal Proposed single storey rear & side extension. Removal of existing garage & conservatory.
Decision Application Permitted

NW/21/00223/FUL

Location 26 Nene Close, Wellingborough, Northamptonshire, NN8 5WB.
Proposal Proposed rear single storey extension
Decision Application Permitted

NW/21/00224/FUL

Location 7 Compton Way, Earls Barton, Northampton, Northamptonshire.
Proposal Single storey wrap around extension to front, side and rear - amended description
Decision Application Permitted

NW/21/00226/PNX

Location 15 Denford Way, Wellingborough, Northamptonshire, NN8 5UB.
Proposal An application to determine if prior approval is required for a proposed: Larger home extension to provide internal alterations at ground floor level and a single storey rear extension and to integrate an existing conservatory to form part of the internal habitable space
Decision Prior approval not required

NW/21/00227/PNX

Location 2 Avenue Road, Finedon, Wellingborough, Northamptonshire.
Proposal An application to determine if prior approval is required for a proposed:
Larger home extension for a single storey rear extension
Decision Prior approval not required

NW/21/00230/PNX

Location 177 Wollaston Road, Irchester, Wellingborough, Northamptonshire.
Proposal An application to determine if prior approval is required for a proposed:
Larger home extension for a flat-roofed single storey extension with
lantern style rooflight. Demolition of rear conservatory and detached out
building
Decision Prior approval not required

NW/21/00232/FUL

Location Car Park Fronting 1 To 7, Whitworth Way, Wellingborough,
Northamptonshire.
Proposal Erection of a Class E drive-thru coffee shop together with associated
external seating, screened refuse store, and landscaping at Victoria
Retail Park, Wellingborough.
Decision Application Permitted

NW/21/00233/FUL

Location Shortwood Farm, Glebe Road, Mears Ashby, Northamptonshire.
Proposal The erection of a new grain store with a footprint of 900 square metres
(30 metres x 30 metres) and an eaves height of 6 metres and ridge
height 8.208 metres
Decision Application Permitted

NW/21/00234/FUL

Location Land Adjacent 15, Arthur Street, Wellingborough, Northamptonshire.
Proposal Erection of one bed bungalow with off road parking
Decision Application Refused

NW/21/00236/LDP

Location 37 Chippenham Close, Wellingborough, Northamptonshire, NN8 2PX.
Proposal Application for a Lawful Development Certificate for a Proposed development - Loft conversion including the installation of three rooflights on the front and three rooflights on the rear roofslope
Decision Application Permitted

NW/21/00238/TCA

Location 13 Park Road, Wellingborough, Northamptonshire, NN8 4PW.
Proposal Himalayan Silver Birch (T1) - crown lift and crown thin, to remove crossing branches, manage size, and reduce overhang over public pavement
White Beam Sorbus (T2) - crown lift and crown thin, to remove crossing branches, manage size, prevent fouling of overhead wires, and reduce overhang over public pavement
Holly (T3) - some trimming where too close to 13 Park Road structure and growing through overhead wires
Decision Application Permitted

NW/21/00239/VAR

Location Adjacent 29, 29 Alma Street, Wellingborough, Northamptonshire.
Proposal Application for variation of condition 4 of planning permission reference WP/18/00365/FUL - The dwelling hereby approved shall be built to meet the requirements of the national Accessibility Standards in category 2 (accessible and adaptable dwellings) in accordance with the schedule of the Approved Document M of the Building Regulations (2015). The condition of Category 2 compliance in accordance with Approved Document Part M of Building Regulations cannot be met. Category 2 compliance cannot be achieved therefore we wish to vary the condition to become Category 1 instead.
Decision Application Permitted

NW/21/00240/FUL

Location Newlands, 47 Debdale Road, Wellingborough, Northamptonshire.
Proposal Part single, part two storey rear extensions
Decision Application Permitted

NW/21/00242/FUL

Location Land Rear Of 107 To 113, Overstone Road, Sywell, Northamptonshire.
Proposal Self-build rural exception dwelling consisting of a two storey detached 4 bedroom dwelling with a detached double garage, hardstanding for the parking of vehicles, landscaping and a new vehicular access crossing off Woodford Chase - re-submission
Decision Application Refused

NW/21/00244/LDP

Location 155 Station Road, Earls Barton, Northampton, Northamptonshire.
Proposal Application for a Lawful Development Certificate for a Proposed development - removal of existing conservatory and detached outbuilding and a new single storey rear extension formed with a part pitched and part flat roof extension with a roof lantern
Decision Application Permitted

NW/21/00245/FUL

Location 29 Manor Road, Earls Barton, Northampton, Northamptonshire.
Proposal 2 storey side extension and single storey rear extension linking to an existing single storey utility room
Decision Application Refused

NW/21/00246/TPO

Location 4 Castle Lane, Wellingborough, Northamptonshire, NN8 1LB.

Proposal T1 - Walnut - Large walnut tree along left hand boundary - reduce by approximately 1m. The lower crown to be raised. Reduction points are approximately to where tree was reduced previously.

T2 - walnut - neighbour's walnut tree to be taken back from chimney flue to allow better access for maintenance of flue of no. 4 Castle Lane

Decision Application Permitted

NW/21/00248/TCA

Location Thingdon Cottage, 53 Stocks Hill, Finedon, Wellingborough.

Proposal T1 - Cherry. Significantly overhanging neighbours property, Looking to reduce in height by 4m and lateral spread by 4m

T2 - Conifer Tree, no significant branches, just bare trunk. Removal and stump ground out

Decision Application Permitted

NW/21/00249/FUL

Location 37 The Banks, Wellingborough, Northamptonshire, NN9 5YX.

Proposal A two storey side extension including a first floor front balcony

Decision Application Permitted

NW/21/00252/FUL

Location 19 Ash Close, Irchester, Wellingborough, Northamptonshire.

Proposal Proposed part first floor part single storey side extension

Decision Application Refused

NW/21/00253/FUL

Location 11 Weavers Road, Wellingborough, Northamptonshire, NN8 3JB.

Proposal Rear domestic single storey extension

Decision Application Permitted

NW/21/00254/FUL

Location Land To The South Of, 21 Norlinton Close, Orlingbury, Kettering.
Proposal Change of use of land from agriculture to horse paddock and erection of stable block and menage (20 metres x 40 metres) for 21 Norlinton Close
Decision Application Permitted

NW/21/00255/TCA

Location 22 North Street, Mears Ashby, Northampton, Northamptonshire.
Proposal T1 Oak - Crown reduce by approximately 1.5-1.8 metres pruning to suitable growth points to retain the flowing lines of the canopy. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches. Reduce lateral back to growth point as indicated on the attached photo.
T2 Lime - Section fell as close to ground level as possible following results of decay test (attached).
G1 self-set Ash and Sycamore - Section fell as close to ground level
Decision Application Permitted

NW/21/00259/FUL

Location 1 Manton Spinney, Knuston Spinney, Irchester, Wellingborough.
Proposal Front, rear and side single storey extensions to dwelling including rooflights. The existing conservatory is to be removed
Decision Application Permitted

NW/21/00268/ADV

Location Phase 1 Glenvale Park, Glenvale Drive, Wellingborough, Northamptonshire.
Proposal Display of 10 flags/flag poles and retention of 7 existing flags/flag poles
Decision Application Permitted

NW/21/00271/FUL

Location 22 The Promenade, Wellingborough, Northamptonshire, NN8 5AL.
Proposal A first floor extension including dormer features to existing bungalow, a two storey extension to the rear, omission and introduction of new window and door openings, internal alterations.
Decision Application Permitted

NW/21/00273/FUL

Location 164 Bourton Way, Wellingborough, Northamptonshire, NN8 2NU.
Proposal Proposed single storey rear extension
Decision Application Permitted

NW/21/00274/FUL

Location 34 Millers Park, Wellingborough, Northamptonshire, NN8 2NQ.
Proposal Proposed single storey side extension to form utility room.
Decision Application Permitted

NW/21/00278/FUL

Location 27 Ferrestone Road, Wellingborough, Northamptonshire, NN8 4EJ.
Proposal First floor rear extension
Decision Application Permitted

NW/21/00281/FUL

Location 93 Mannock Road, Wellingborough, Northamptonshire, NN8 2BJ.
Proposal Front and Side Single Storey Extension. Demolition of porch and garage
Decision Application Refused

NW/21/00283/PNA

Location East Lodge Farm, Washbrook Lane, Ecton, Northampton.

Proposal Application to determine if prior approval is required for a proposed: Erection of a Building for Agricultural use - Steel portal frame general purpose building.

Decision Prior Approval/Notification Not Required

NW/21/00285/FUL

Location Land To Rear Of 2 To 24, Blackmile Lane, Grendon, Northamptonshire.

Proposal Resubmission of WP/20/00798/FUL - To install 24 individual solar panels with a total output of 8.4kW. The panels will be arranged 2 high in portrait at an angle of 30 degrees, laid out in a single row 12 metres long

Decision Application Permitted

NW/21/00290/FUL

Location 10 Goodens Lane, Great Doddington, Wellingborough, Northamptonshire.

Proposal Retrospective application for the construction of two storey rear balcony

Decision Application Permitted

NW/21/00292/FUL

Location 6 The Glade, Wellingborough, Northamptonshire, NN9 5YW.

Proposal Amendments to planning permission reference NW/21/00052/FUL for a proposed single storey front, side extension and first floor extension over existing garage. To reflect alterations to the fenestration on the front elevation

Decision Application Permitted

NW/21/00294/ADV

Location Car Park Fronting 1 To 7, Whitworth Way, Wellingborough, Northamptonshire.

Proposal 24 advertisements displaying the Costa Coffee branding, including a totem advertisement.

Decision Application Permitted

NW/21/00295/FUL

Location 49 Midland Road, Wellingborough, Northamptonshire, NN8 1HF.

Proposal Installation of extraction flue system for the premises associated with internal alterations.

Decision Application Refused

NW/21/00297/FUL

Location 9 Dowthorpe Hill, Earls Barton, Northampton, Northamptonshire.

Proposal 2-storey rear extension. Insertion of a ground floor bifold door in rear elevation

Decision Application Permitted

NW/21/00298/LBC

Location Railway Station, Midland Road, Wellingborough, Northamptonshire.

Proposal Listed building consent for the removal of rubber bumpers on track-facing wall of station building on platform one

Decision Application Permitted

NW/21/00299/FUL

Location 1 College Street, Wollaston, Wellingborough, Northamptonshire.

Proposal Single storey side extension

Decision Application Permitted

NW/21/00300/ADV

Location Junction With Glenvale Drive And Niort Way, Glenvale Park, Wellingborough, Northamptonshire.

Proposal 2 x banner signs displayed on heras fencing at site entrance from Niort Way onto Glenvale Drive

Decision Application Permitted

NW/21/00301/FUL

Location 77 London Road, Bozeat, Wellingborough, Northamptonshire.

Proposal Apply render finish to external walls, and replace existing front boundary wall with new

Decision Application Permitted

NW/21/00306/FUL

Location 48 Woodlands Road, Irchester, Wellingborough, Northamptonshire.

Proposal First Floor Side Extension above existing garage and rear single storey extension. Demolition of rear conservatory.

Decision Application Permitted

NW/21/00307/FUL

Location Newlands, 47 Debdale Road, Wellingborough, Northamptonshire.

Proposal Proposed 3 No new dwellings and amendments to access - Minor alterations to dwellings as previously approved under planning permission reference WP/20/00656/FUL

Decision Application Permitted

NW/21/00308/FUL

Location 82 Princess Way, Wellingborough, Northamptonshire, NN8 2EZ.

Proposal Single storey front extension, single storey side garage extension and addition of a pitched roof above an existing side extension

Decision Application Permitted

NW/21/00310/FUL

Location Greenfield Lodge, Strixton Village, Strixton, Wellingborough.
Proposal Change of use of Agricultural Building to Dwelling including operations to convert the building, driveway, parking, cart lodge and garden
Decision Application Permitted

NW/21/00311/FUL

Location Abbey Farm, Wellingborough Road, Wollaston, Northamptonshire.
Proposal Installation of ground mounted solar panels 49.4 kWp
Decision Application Permitted

NW/21/00313/FUL

Location 21 John Gray Road, Great Doddington, Wellingborough, Northamptonshire.
Proposal Double storey rear extension.
Decision Application Permitted

NW/21/00314/FUL

Location 34 Station Road, Irchester, Wellingborough, Northamptonshire.
Proposal Extension of existing dropped kerb for vehicular access.
Decision Application Permitted

NW/21/00318/FUL

Location 9 Pytchley Road, Orlingbury, Kettering, Northamptonshire.
Proposal Proposed single-storey rear extension including demolition of existing single-storey structure
Decision Application Permitted

- Location** 17 Hookhams Path, Wollaston, Wellingborough, Northamptonshire.
- Proposal** Conversion and extension of existing garage to form habitable accommodation consisting of a bedroom, en-suite and utility room. The removal of a rear window in the existing garage/utility and replacement with french doors. The removal of two pedestrian doors in the side elevation of the existing garage/utility and replacement with french door and the addition of a roof lanterns above the original garage and proposed extension.
- Decision** Application Permitted

- Location** 26 First Avenue, Wellingborough, Northamptonshire, NN8 3PU.
- Proposal** An application to determine if prior approval is required for a proposed: Larger home extension - proposed single storey rear extension. Demolition of a rear conservatory and detached shed
- Decision** Prior approval not required

- Location** 7 Fullwell Road, Bozeat, Wellingborough, Northamptonshire.
- Proposal** Retrospective - Removal of existing rear single storey conservatory structure, and replacing it with a new single storey lean-to extension to be built on the same footprint
- Decision** Application Permitted

- Location** 76 Glenfield Drive, Great Doddington, Wellingborough, Northamptonshire.
- Proposal** NT1 Neighbours Ash; Crown reduce by approximately 1.5-1.8 metres in height and laterally to balance pruning to suitable growth points to retain the flowing lines of the canopy. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches. Crown lift all round to a height of 3.5 metres above lawn if required. Works to be carried out to maintain the tree at suitable dimensions and in the interest of sound arboricultural practice.
- Decision** Application Permitted

NW/21/00330/FUL

Location Land To The Rear Of 323, Grendon Road, Earls Barton, Northamptonshire.

Proposal Change of use of land to residential caravan site to provide 9 pitches together with operations/provision of roadway, hardstanding, services, LPG gas tanks and means of enclosure (extension of existing Castle Ashby Park)

Decision Application Refused

NW/21/00331/ADV

Location Glenvale Park, A509 LILO Construction Access , A509 , Wellingborough.

Proposal One tri-sign, One standard sign, Two flags

Decision Application Permitted

NW/21/00332/FUL

Location 12 Dowthorpe Hill, Earls Barton, Northampton, Northamptonshire.

Proposal Proposed single storey side and rear extensions to replace existing garage and conservatory.

Decision Application Permitted

NW/21/00333/FUL

Location 25 Ribble Close, Wellingborough, Northamptonshire, NN8 5XJ.

Proposal Single storey side extension to form a granny annex.

Decision Application Permitted

NW/21/00335/TCA

Location 87 High Street, Wollaston, Wellingborough, Northamptonshire.

Proposal Willow - fell, because proximity to house, garden wall and neighbours property is unsustainable. Replant with a small ornamental tree

Decision Application Permitted

NW/21/00336/TCA

Location 114 High Street, Wollaston, Wellingborough, Northamptonshire.
Proposal Elm tree in corner of back garden - canopy reduction to clear overhang and remove dead branches as required
Decision Application Permitted

NW/21/00337/TCA

Location 1A South Street, Isham, Kettering, Northamptonshire.
Proposal Remove 16 conifer trees in front garden and replace with hedge.
Remove 2 conifer trees in rear garden and replace with hedge
Decision Application Permitted

NW/21/00338/FUL

Location 70 Arkwright Road, Irchester, Wellingborough, Northamptonshire.
Proposal Single storey side extension. Demolition of single storey side workshop.
Decision Application Permitted

NW/21/00347/TCA

Location 33 Middle Street, Isham, Kettering, Northamptonshire.
Proposal Fell multistemmed ash trees with advancing rot in the bases
Decision Application Permitted

NW/21/00351/FUL

Location 32 Troon Crescent, Wellingborough, Northamptonshire, NN8 5WG.
Proposal Single storey rear and two-storey front extensions, construction of new 1.8 metre high boundary wall. Demolition of rear conservatory, canopy above existing front door and side 1.8 metre high boundary wall.
Decision Application Permitted

NW/21/00369/TCA

Location 5 Glebe Farm Court, Wilby Lane, Great Doddington, Wellingborough.
Proposal Cedar tree requires broken limb lopping and other branches trimming to reduce weight on union
Decision Application Permitted

NW/21/00394/AMD

Location 1 And 3 Line Way, Earls Barton, Northampton, Northamptonshire.
Proposal Application for a non-material amendment following approval of reserved matters application reference WP/15/00137/REM - Railings from Sales Arena to be altered and remain to the front of Plots 1 and 2
Decision Application Permitted

NW/21/00424/AMD

Location Land Area 13 Stanton Cross (South Of Southill Farm), Irthlingborough Road, Finedon, Northamptonshire.
Proposal Non-material amendment to reserved matters consent ref: WP/20/00071/REM - Handing of plots 93,112,124, Minor repositioning of plots 128,134,135 and Twin Garage to 121/122, Correction to planning layout to plot 35, Repositioning of screen wall to 29/30 and alteration of first floor footprint to plot 40
Decision Application Permitted

NW/21/00425/LDP

Location 9 Holme Close, Wellingborough, Northamptonshire, NN9 5YF.
Proposal Application for a Lawful Development Certificate for a proposed development - addition of a full length dormer to existing 2nd floor. The dormer will be to the back of the property and will have 3 windows
Decision Application Permitted

NW/21/00426/LDP

Location 30 Mackworth Drive, Finedon, Wellingborough, Northamptonshire.

Proposal Application for a Lawful Development Certificate for a Proposed development - Single storey rear extension and demolition of a rear conservatory

Decision Application Permitted

NW/21/00433/LDP

Location 28 Tennyson Road, Wellingborough, Northamptonshire, NN8 3NH.

Proposal Application for a Lawful Development Certificate for a Proposed development - Single storey rear extension. Demolition of single storey rear utility

Decision Application Permitted

NW/21/00444/AMD

Location 120 - 140 Glebe Road, Mears Ashby, Northampton, Northamptonshire.

Proposal Non-material amendment to planning permission reference WP/20/00272/FUL canopy roof amendment, the relocation of existing Biomass boiler & plant room, 8 external condensers and external grills

Decision Application Permitted

WP/20/00260/VAR

Location Village Farm, 30 Wilby Road, Mears Ashby, Northampton.

Proposal Application for removal/variation of conditions 2 (approved plans), 4 (CEMP), 5 (landscaping), 6 (boundary treatments), 7 (contamination), 9 (NAS cat 2), 11 (bicycle parking), 12 (refuse store/recycling area/facilities), 14 (hardstanding materials), and 15 (proposed lighting scheme) of permission WP/18/00793/FUL. 1) Change the approved drawings to the drawings submitted with the application (Condition 2). 2) Remove the pre-commencement conditions 4, 5, 6, 7, 8, 9, 11, 12, 14 and 15 as the required information and reports, such as the Ground Investigation Report for condition 7 are to be submitted as part of the application to enable these to be approved - amended plans and additional information

Decision Application Permitted

- Location** Village Farm, 30 Wilby Road, Mears Ashby, Northampton.
- Proposal** Listed building application to amend the design approved as part of permission WP/18/00794/LBC. The application also seeks to remove the pre-commencement conditions 1 (approved plans), 3 (archaeology), 7 (window details), 8 (no new external fittings), 10 (external boarding), 11 (roof materials), 12 (door details), 13 (schedule of retained items) and 14 (structural survey) as the required information such as the Structural Survey Report for Condition 14 and the Archaeological Report for condition 3 are to be submitted as part of the application to enable these to be approved - amended plans and additional information
- Decision** Application Permitted

- Location** 15 Raymond Close, Wollaston, Wellingborough, Northamptonshire.
- Proposal** Outline application for residential development of 6 no. semi-detached dwellings with associated parking and amenity space (access to be determined at this stage) - re-submission
- Decision** Application Permitted

- Location** 31 - 35 Booth Drive, Wellingborough, Northamptonshire, NN8 6GR.
- Proposal** Variation of condition 1 (approved plans) of planning permission reference WP/19/00276/FUL. Small external test cell building and plant including air blast coolers and chiller pumps needs adding to the application. Supersede with new application drawings as appropriate
- Decision** Application Permitted

- Location** 5 Cambridge Street, Wellingborough, Northamptonshire, NN8 1DJ.
- Proposal** This application proposes to increase the retail storage above by way of a two storey extension to the rear, raising the eaves of the roof and installation of new dormer window to mirror the windows below. The proposal also seeks to install south facing solar panels that would be installed on the new flat roof area which would not be visible from the street view and would maintain the character of the area along with providing a new renewable energy source
- Decision** Application Refused

- Location** 7 Paddock Lane, Mears Ashby, Northampton, Northamptonshire.
- Proposal** Formation of new driveway/parking space in front garden and partial removal of front boundary stone wall, installation of new French doors to rear of property
- Decision** Application Permitted

BACKGROUND PAPERS

The background papers for the planning and building applications contained in this report form part of the relevant files appertaining to individual applications as referenced.

North Northamptonshire Council, Wellingborough Office, Executive Director Place and Economy, Swanspool House, Doddington Road, Wellingborough.



Appeal Decision

Site visit made on 6 April 2020

by **Benjamin Clarke BA (Hons.) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: **Wednesday, 21 April 2021**

Appeal Ref: APP/H2835/D/21/3268459

8 The Green, Orlingbury NN14 1JA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs Francesca Ufton against the decision of Borough Council of Wellingborough.
 - The application Ref: WP/20/00824/FUL, dated 9 December 2020, was refused by notice dated 3 February 2021.
 - The development proposed is a two-storey rear extension. Demolition and rebuilding of double garage and re-modelling of outbuilding.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed rear extension upon the character and appearance of the Orlingbury Conservation Area.

Reasons

3. The appeal site is in the Orlingbury Conservation Area (the CA). For the purposes of this appeal, the significance of the CA is, in part, derived from the presence of traditionally designed buildings located around a centrally positioned village green. Buildings are also typically constructed from a limited palette of materials. The appeal site includes a detached dwelling with a pitched, thatched roof.
4. The proposed extension would deviate from the form of the existing building in that the proposed rear extension would have a tiled roof, in contrast to the thatch roof used on the existing building. Therefore, given the differences in materials, the proposed extension would have the appearance of a discordant addition to the original building.
5. This is a concern given that the character of the CA is defined by buildings constructed from a relatively limited array of traditional materials. In consequence, the proposed development would create a building that would feature a variety of differing materials. Buildings within the surrounding area are typically constructed with a single roofing material.
6. This is a concern given that the building occupies a prominent position adjacent to the village green. In addition, the site is in proximity to the junction between Northampton Road and The Green. The extension would also be

viewable from the adjacent church yard, parts of Northampton Road and the nearby Harrowden Road. In result, the discordant form of development would be readily apparent and would potentially be experienced by a significant number of people. In result, the proposal would be readily perceptible. This means that the character and appearance of the CA would be eroded.

7. Although the proposed roof material would provide some delineation between the existing dwelling and the proposed extension. However, owing to the harm that would arise from the discordant materials and the development's prominence, the resultant delineation would not outweigh my previous concerns. I also note that delineation would also occur due to the design of the extension's elevations.
8. The appeal site contains some outbuildings. Whilst these have different roof materials to the existing thatch roof, they are structures located away from the main building. Therefore, they do not have the same relationship as the proposed extension would have with the house. This reduces the amount of weight that can be attributed to them. Furthermore, the proportions of these outbuildings are smaller than the proposed extension. In consequence, they do not have the same effect on the character and appearance of the CA as the appeal proposal would have.
9. My attention has been drawn to a number of other roofs in the surrounding area. Some of these use tiles as a material. Whilst these may be similar to the roof form of the proposed extension, there is a significant difference in that the buildings that feature tiled roofs only have one roof material. This contrasts with the mixture of materials that would be present on the appeal site.
10. Whilst such roofs occasionally appear next to one another, they retain the appearance of separate buildings due to the style of architecture utilised. Therefore, the presence of similar materials elsewhere does not overcome my previous concerns.
11. I therefore conclude that the proposed development would have an adverse effect upon the character and appearance of the CA. The development, in this regard, would conflict with Policy 2 of the North Northamptonshire Joint Core Strategy (2016). Amongst other matters, this seeks to ensure that developments conserve and, where possible, enhance the heritage significance and setting of an asset and complement their surrounding historic environment.

Other Matters

12. The appeal site is near the Listed St Mary's Church. The significance of this building is, in part, derived from its design, use and position at the centre of the village.
13. By reason of the scale and positioning of the proposed extension, the character and setting of the Listed Building would not be affected. However, this is a separate consideration and therefore does not outweigh or overcome my findings in respect of the main issue.

Planning Balance and Conclusion

14. The harm that would occur to the character and appearance of the CA would not be severe and therefore it would be 'less than substantial' within the

meaning of the Framework. Paragraph 196 of the Framework requires such harm to be weighed against the public benefits of the proposal.

15. The proposed development would result in an enlarged dwelling, which would allow it to accommodate a larger number of people more ably; and would generate some economic benefits arising from the construction process. However, such benefits by reason of the scale of the development would be small scale, limited in impact and, in some cases, of temporary duration. In consequence, I can give only these benefits a limited amount of weight.
16. Therefore, when giving significant importance and weight to the special attention I must pay to the desirability of preserving or enhancing the character or appearance of the CA, I find that the harm that would arise from the proposal would not be outweighed by its moderate public benefits. Accordingly, there would be a conflict with Paragraph 194 of the Framework as harm to designated heritage assets would not have clear and convincing justification.
17. Therefore, for this and the preceding reasons, I conclude that the appeal should be dismissed.

Benjamin Clarke

INSPECTOR



Appeal Decision

by B.S.Rogers BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29 April 2021

Appeal Ref: APP/H2835/X/20/3263916

Former Scrap Yard, 304 Station Road, Isham, Northamptonshire

- The appeal is made under section 195 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 against a refusal to grant a certificate of lawful use or development (LDC).
 - The appeal is made by Newton and Frost Fencing Ltd against the decision of Borough Council of Wellingborough.
 - The application Ref: WP/20/00606/LDE, dated 9 September 2020, was refused by notice dated 19 November 2020.
 - The application was made under section 191(1)(b) of the Town and Country Planning Act 1990 as amended.
 - The development for which a certificate of lawful use or development is sought is that permitted pursuant to WP/2013/0420/F – Erection of workshop (Class B2) with ancillary offices (Unit A) together with separate office (Class B1) building (Unit B), new access road and parking.
-

Decision

1. The appeal is allowed and attached to this decision is a certificate of lawful use or development describing the operational development which is considered to be lawful.

Preliminary Matter

2. In this appeal, the parties' cases are based on a photographic record of operations carried out and legal submissions. Accordingly, they have agreed that the appeal may be determined without the need for a site visit.

Reasons

3. The appeal site is a former scrap yard some 0.82 ha in size, located in the countryside a short distance to the NE of the village of Isham. Planning permission was granted by the Council on 13 November 2013 for the development set out in the 5th bullet point above, subject to 15 conditions, including the standard requirement to commence development within 3 years.
4. In 2016, the appellants submitted a condition discharge application (Ref: WP/16/00562/CND) in order to address pre-commencement conditions no.2 (external materials), no.3 (screen fencing/walling), no.4 (landscaping), no.6 (contamination), no.9 (surface water management strategy) and no.15 (foul water). The Council accepts that this was approved on 11 November 2016, to the extent that work was permitted to commence on site. As such, it is my understanding that the Council does not allege any failure to comply with the

*Whitley*¹ principle, in that the development did not begin in contravention of a condition precedent.

5. Section 56(2) of The Act indicates that development shall be taken to be begun on the earliest date on which any material operation comprised in the development begins to be carried out. There is no dispute that the operations which are claimed by the appellants to have begun the development met the time-based test in that they began before the crucial date of 13 November 2016. Accordingly, the main issue to be determined is whether the appellants lawfully implemented the planning permission by carrying out a material operation comprised in the development. The appellants rely on the definition of a 'material operation' in section 56(4)(d) of The Act: *any operation in the course of laying out or constructing a road or part of a road*.
6. The courts² have established that the test of whether development has begun is objective. The material operation is required to be i. undertaken in accordance with, and pursuant to, the planning permission; and ii. the operation must be 'material' rather than *de minimis*.
7. In this case, the appellants arranged for a digger and groundworkers to be on site on 11 November 2016. Their email of that same date to their agent states that "excavations have taken place for part of the driveway". Photographs taken that day show the digger in operation and the results of the operations. The approved plan shows the access road to enter the site in a straight line from the highway and it appears from the photographs that the digging was carried out along the line of this approved route.
8. There are no measurements attached to the photographs but the excavation appears to be of significant depth, extending into the sub-soil. To my mind, it amounts to far more than clearance of vegetation from the land; it has re-shaped the land to a noticeable degree. Such works would be a normal precursor to installing drainage and a base course for the approved road. It was not necessary for the excavation works to have been completed but to have been begun, to be part of, and to be useable for the intended purpose, and that appears to be the case here.
9. Plastic fencing was erected around the dig but, from the photographs, it appears that this was erected within the excavated area, and therefore after the digging took place. That particular procedure can therefore not have amounted to a material operation to lay out the road, akin to the pegging out of the road in the case of *Malvern Hills*³ that was accepted as such.
10. The Council points out that no application was made to the Highway Authority for approval of works in the highway, such as a dropped kerb. However, whilst such approval would be required to complete the development, it does not appear necessary to begin the development, if all relevant operations were carried out within the site itself.
11. From the available evidence, I conclude that the appellants have demonstrated, on the balance of probability, that the planning permission in question was lawfully implemented before it expired. A material operation

¹ F.G. Whitley & Sons v SSW & Clwyd CC [1992] JPL 856

² Riordan Communications Ltd v South Bucks DC [2000] JPL 594

³ Malvern Hills DC v SSE [1982] 1 EGLR 175

comprised in the development i.e. the excavation of part of the approved access road, was begun before the expiry date.

12. The Council has submitted that, even if the appellants are able to demonstrate a lawful commencement, it should be concluded that the use has been abandoned. There has been no further work on site since November 2016, it has become overgrown and there has been no application to the Highway Authority for approval of works in the highway, such as a dropped kerb. In *Hartley*⁴ it was indicated that cessation of use can amount to abandonment if "the land has remained unused for a considerable time, in such circumstances that a reasonable man might conclude that the previous use had been abandoned".
13. However, in *Pioneer Aggregates*⁵, a distinction was made between a use which had become lawful through the passage of time, such as was the case in *Hartley*, and one which was the subject of a grant of planning permission. Lord Scarman stated that "There is no principle in the planning law that a valid permission capable of being implemented according to its terms can be abandoned." That appears to be the case here.
14. In any event, there is no condition in the relevant permission requiring completion by a specific date and there has been no discontinuance notice. Although the appellants have not given reasons for the delay in continuing the operations, the land has not been put to any other use and no alternative permissions have been sought for this site. The appellants went to significant lengths in 2016 to comply with the terms of the planning permission, including submitting details to enable the discharge of the relevant pre-commencement conditions. In this context, a period of less than 4 years does not appear to be so significant as to indicate an intention to abandon.
15. I conclude that the Council's decision to refuse to grant a certificate of lawful use or development was not well founded and that the appeal should succeed.

B.S.Rogers

Inspector

⁴ *Hartley v MHLG* [1970]1 QB 413

⁵ *Pioneer Aggregates (UK) Ltd v SSE* [1984] JPL 651



Lawful Development Certificate

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191
(as amended by Section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015: ARTICLE 39

IT IS HEREBY CERTIFIED that on 9 September 2020 the operations described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto were lawful within the meaning of section 191(2) of the Town and Country Planning Act 1990 (as amended), for the following reason:

The planning permission (ref: WP/2013/0420/F), granted by the Borough Council of Wellingborough on 13 November 2013, has been lawfully implemented because a material operation comprised in the development, as defined by section 56(4) of the Act, was carried out on site prior to the expiration of the permission on 13 November 2016. This was an operation in the course of laying out or constructing a road or part of a road.

Signed

B.S. Rogers

Inspector

Date: 29 April 2021

Reference: APP/H2835/X/20/3263916

First Schedule:

Erection of workshop (Class B2) with ancillary offices (Unit A) together with separate office (Class B1) building (Unit B), new access road and parking in accordance with planning permission ref: WP/2013/0420/F, granted by the Borough Council of Wellingborough on 13 November 2013 and the drawings attached to it, and subject to the conditions set out in the permission.

Second Schedule

Land at former scrapyards, 304 Station Road, Isham, Northamptonshire as identified in the drawings attached to planning permission ref: WP/2013/0420/F, granted by the Borough Council of Wellingborough on 13 November 2013.

NOTES

This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).

It certifies that the operations described in the First Schedule taking place on the land specified in the Second Schedule were lawful, on the certified date and, thus, were not liable to enforcement action, under section 172 of the 1990 Act, on that date.

This certificate applies only to the extent of the operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operation which is materially different from that described, or which relates to any other land, may result in a breach of planning control which is liable to enforcement action by the local planning authority.



Appeal Decision

Site visit made on 9 March 2021

by **Benjamin Clarke BA (Hons.) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 30 April 2021

Appeal Ref: APP/H2835/D/21/3266777
62 The Drive, Wellingborough NN8 2DF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Richard Betts against the decision of Borough Council of Wellingborough.
 - The application Ref: WP/20/00752/FUL, dated 11 November 2020, was refused by notice dated 22 December 2020.
 - The development proposed is a part single-storey, part-double storey extension to the side and rear of the property.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The application sought planning permission for both extensions to the side and rear of the dwelling. However, from the evidence before me, the main issue is the effect of the side extension upon the character and appearance of the surrounding area.

Reasons

3. The appeal site consists of a semi-detached dwelling. There is a significant degree of symmetry between the appellant's dwelling and the adjoining house at 60 The Drive. The surrounding area is characterised by the presence of semi-detached dwellings that have been constructed to comparable designs and proportions.
4. In considering this appeal, my attention has been drawn to Policy 8 of the North Northamptonshire Joint Core Strategy (2016) (the Core Strategy). Amongst other matters, this seeks to ensure that developments respond to a site's immediate and wider context. This is consistent with the requirements of the National Planning Policy Framework (the Framework) which, amongst other matters, seeks to ensure the construction of high-quality buildings.
5. The development features a two-storey extension, which would be in proximity to the neighbouring dwelling at 64 The Drive. The extension would therefore reduce the gap between buildings and would contribute to an erosion of the area's character, which includes pairs of symmetrical semi-detached dwellings that are spaced apart.

6. In addition, the side elevation of the proposed development would be readily viewable within the surrounding area on account of the topography of the surrounding area. In result, the proposed two-storey side extension would be readily perceptible.
7. The Council has adopted its Residential Extensions Supplementary Planning Guidance (2002) (the SPG). This advises that there should be a minimum of a one metre gap between the side elevation of an extension and a boundary to prevent the previously described adverse effects.
8. Whilst the appeal scheme would include such a gap, the SPG is clear that in some instances a larger gap might be required. Therefore, owing to the proposed development eroding the open character of the street, the size of the proposed gap does not overcome my previous concerns.
9. Furthermore, the appeal site and the attached dwelling at No. 60 have a significant amount of symmetry. This is reflected on other pairs of semi-detached houses within the surrounding area. By reason of the scale of the proposed side extension, the development would result in an erosion of this level of symmetry and would appear incongruous.
10. Therefore, whilst the proposed extension would feature a set-back in the front elevation, a reduced ridge height and similar doors and windows this would not overcome the erosion in the area's character arising from the form of the proposed extension.
11. The neighbouring dwelling at No. 64 has not been extended, however, the development before me would result in a dwelling that is at significant variance to the prevailing character. In consequence, whilst the occupiers of the neighbouring property may not currently wish to construct an extension, this does not overcome my previous concerns.
12. The proposed development would feature a similar roof slope, windows, and materials to the existing house. However, such measures would not overcome the harm arising from the siting and form of the side extension.
13. My attention has been drawn to other extensions within the surrounding area. I do not have the full information regarding their planning circumstances, which lessens the weight that I can attribute to them. However, I note that these two-storey extensions are typically constructed to different designs and, owing to their positions, are less prominent. The single-storey extensions that are present in the surrounding area have a small mass and lower level of prominence than the scheme before me. In result, the existing extensions do not have the same effects as the scheme before me would have. Therefore, these extensions do not overcome my previous concerns.
14. I therefore conclude that the proposed development would have an adverse effect upon the character and appearance of the surrounding area. The development, in this regard, would conflict with Policy 8 of the Core Strategy; the SPG; and the Framework.

Other Matters

15. I have given the personal circumstances of the appellant careful consideration. Whilst I have no doubt that the proposed development would result in improved living conditions for the occupiers of the property, I am mindful that,

in general, planning decisions need to be made in the public interest. Therefore, I do not find that these personal circumstances are sufficient to outweigh the adverse effects.

16. I understand that no objections were received to the planning application from the occupiers of nearby properties. Whilst this is a matter of note, it is only one of all the matters that must be considered when assessing a proposed development. Therefore, this does not outweigh my conclusion in respect of the main issue.
17. I acknowledge concerns raised by the appellant regarding the way the planning application was considered by the Council. However, in considering this appeal, I have limited my considerations to the planning matters before me.

Conclusion

18. For the preceding reasons, I conclude that the appeal should be dismissed.

Benjamin Clarke

INSPECTOR



Appeal Decision

Site Visit made on 11 May 2021 by John Gunn Dip TP, Dip DBE, MRTPI

Decision by M Seaton BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 May 2021

Appeal Ref: APP/H2835/D/21/3268295

117 Torrington Crescent, Wellingborough, NN8 5ET

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Everett against the decision of Wellingborough Borough Council.
 - The application Ref WP/20/00677/FUL, dated 12 October 2020, was refused by notice dated 6 January 2021.
 - The development is 6 foot fence adjacent to footpath.
-

Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Procedural Matter

3. The application was determined by Wellingborough Borough Council, which has since become part of a new combined authority, North Northamptonshire Council. The development plans for the individual areas within the new authority remain in force until replaced, and I have therefore determined the appeal on this basis.

Main Issues

4. The main issues are: i) the effect of the development on the character and appearance of the area and ii) the impact on highway safety, particularly with regards to pedestrians.

Reasons for the Recommendation

Character and appearance

5. The appeal property is a semi detached house located on a corner plot. It is positioned side on to the main section of Torrington Crescent (TC) and fronts a cul-de-sac containing houses of a similar design. The dwellings in the immediate vicinity of the appeal site have well defined building lines and modest sized front gardens, softened by shrub planting.
6. The wooden fence sits well forward of the side elevation of the host property, and other properties that front onto the main section of TC. It lies immediately adjacent to the back edge of the footpath. As a result of its height, materials

and positioning it dominates the land to the side of the host property and appears as a prominent and incongruous feature in the street scene. Moreover, it has introduced a form of development, to an area of land that was previously devoid of structures, that significantly erodes the open character and appearance of this prominent corner site.

7. I acknowledge that there are instances on the Torrington Estate, where hedges, walls and fences have been established on corner plots. However, the examples provided by the Appellant are not typical of the predominant character and appearance of the area, or of the substantial scale and prominence of the land enclosed near to the appeal site. Furthermore, I am not aware of the circumstances that prevailed when the other walls or fences were erected. They do not provide justification for development that fails to add to the overall quality of the area.
8. Given my findings above I conclude that the development results in harm to the character and appearance of the area. This would conflict with Policy 8 (d) (i) and (ii) of the North Northamptonshire Joint Core Strategy 2011-2031, and the National Planning Policy Framework, which collectively support development which respects and responds positively to its context and enhances the quality of the local built and natural environment.

Highway safety

9. TC serves a large residential estate, and at the time of my site visit had low levels of traffic movement. The cul-de-sac fronting the host property joining the main section of TC has 'give way' markings, and a good level of highway visibility in both directions. The Highway Authority do not consider the fencing causes any highway safety issues for vehicular users of this junction. From what I have seen I have no reason to disagree with their view in this regard.
10. Notwithstanding the above, I find that the fence obstructs the visibility of drivers emerging from the driveway of No 119. Even taking into account the low level of pedestrian movement along TC, that I observed during my site visit, the development represents an additional danger to the users of the footpath which should be avoided. In making my assessment I acknowledge that visibility from the driveway of No 119 would have already been compromised to a limited degree by the existing street furniture, however this would not have been to the same substantial degree as occurs with the fence in place.
11. In light of the foregoing, I conclude that the fence results in a reduction of visibility for drivers emerging from the driveway of No 119 resulting in an adverse impact on highway safety. This is contrary to Policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy 2011-2031 which seeks to prioritise the needs of pedestrians and resisting developments that would prejudice highway safety. These objectives are consistent with the National Planning Policy Framework.

Other Matters

12. I acknowledge the appellant's desire for privacy. However, it is unlikely that the development before me is the only option to achieve this outcome. This matter carries limited weight in my consideration of the proposal.

Conclusion and Recommendation

13. The proposal harms the character and appearance of the area and has an adverse impact on highway safety in conflict with the development plan taken as a whole. The weight attached to other material considerations in support of the development do not indicate that the decision should be made other than in accordance with the development plan.
14. Therefore, for the reasons given, I recommend that the appeal should be dismissed.

John Gunn

APPEAL PLANNING OFFICER

Inspector's Decision

15. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

M Seaton

INSPECTOR

Appeal Decision

Site Visit made on 11 May 2021 by John Gunn Dip TP, Dip DBE, MRTPI

Decision by M Seaton BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 May 2021

Appeal Ref: APP/H2835/D/21/3270022

1 Millers Park, Wellingborough, NN8 2NG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr J Harwood against the decision of Wellingborough Borough Council.
 - The application Ref WP/20/00713/FUL, dated 1 November 2020, was refused by notice dated 22 December 2020.
 - The development proposed is a two-storey rear extension and single storey front extension.
-

Decision

1. The appeal is allowed, and planning permission is granted for a two-storey rear extension and single storey front extension at 1 Millers Park, Wellingborough, NN8 2NG in accordance with the terms of the application, Ref WP/20/00713/FUL, dated 1 November 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the location plan and the approved plan No.20/10/2.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Procedural Matter

3. The application was determined by Wellingborough Borough Council, which has since become part of a new combined authority, North Northamptonshire Council. The development plans for the individual areas within the new authority remain in force until replaced, and I have therefore determined the appeal on this basis.

Main Issues

4. The main issues are
 - the effect of the proposal on the living conditions of the occupiers of No 2 Millers Park having particular regard to its effect on light, and;
 - the impact of the proposed development on the use or function of solar panels at 1A Millers Park.

Reasons for the Recommendation

Living conditions

5. No 2 sits approximately 1 metre lower than the appeal site. Its gable wall lies within approximately 7 metres of the proposed two storey rear extension and contains a clear glass window, approximately half way up the wall, which would face towards the proposed development. A boundary fence obscures the lower part of the window, with an unobstructed line of sight above it.
6. The Council are concerned that the proposed development would impact on the occupiers of the neighbouring property as a result of loss of light to the ground floor window on the side (north) elevation of No 2. The Council suggest that this window serves a habitable room, a position that is not accepted by the appellant, whose evidence indicates that it is a landing window. The Council's Supplementary Planning Guidance (SPG) has guidelines in relation to neighbours windows to ensure adequate light can enter habitable rooms. Their definition of habitable rooms includes kitchens, living rooms and bedrooms but exclude bathrooms, toilets, halls, landings and storerooms.
7. From the evidence I have been provided by the appellant, and taking into account the position of the window on the gable elevation and the proximity of an internal wall to the window that I observed on my site visit, the window would appear to serve a landing. Such a room would not fall within the definition of a habitable room as specified in the SPG and consequently it would not require 'adequate' light. Notwithstanding the above, given the relationship between the window and the proposed development, I am satisfied that the landing would still receive an acceptable level of natural light.
8. In conclusion, I find that the proposal would not adversely affect the living conditions of the occupiers of No 2 by reason of loss of light. Consequently, the proposal would not be contrary to Policy 8 e) i of the North Northamptonshire Joint Core Strategy 2011-2031, or the advice contained within paragraph 127 of the Framework, which jointly seek developments with a high standard of amenity for existing and future users.

Impact on solar panels

9. The host property lies immediately to the south of the recently erected bungalow at No 1A, with a gap of approximately 2 metres between the respective properties. The approved plans for the bungalow show solar panels on the roof slope facing the host property.
10. The Appellant asserts that during the construction of the bungalow consideration was given to the installation of a solar PV array at No 1A, and revisions were made to their location to take into account overshadowing that might occur from the host property. Consequently, a different arrangement to

that approved now exists at No 1A, with smaller solar PV arrays on both the south and west facing roof planes.

11. I acknowledge that the bungalow at 1A is occupied, however it was evident from my site visit that the development has not been fully completed in accordance with the approved plans. I have no evidence before me to indicate whether the occupiers of No 1A intend to add further solar panels in accordance with the approved plans. No comments have been received from the occupier of No 1A in respect of the proposed development.
12. Notwithstanding the above, I find that the aggregate area of the solar arrays that have been installed at No 1A would be similar to that shown on the approved plans. Moreover, they are not overshadowed, by the appeal property, to the same degree as those that might have been installed in the approved positions. As a result, it is unlikely that further solar panels would be added to No 1A in the approved location.
13. Consequently, whilst acknowledging the right of the Council to take appropriate action to secure completion of the development at No 1A in accordance with the approved plans, I have considered the appeal proposal on the basis of the situation that prevailed at the time of my site visit. In this regard I find that the proposed development would not have an adverse impact on the use, or function, of the solar panels that currently exist at No 1A.
14. In light of the above, I find that the proposal would not have an adverse impact on the use or function of solar panels at 1A Millers Park. Consequently, the proposal would not be contrary to Policy 9 2.a of the North Northamptonshire Joint Core Strategy 2011-2031, or the advice contained within paragraph 148 of the Framework, which jointly seek developments that incorporate measures to ensure high standards of resource and energy efficiency, and support the transition to a low carbon future in a changing climate.

Conditions

15. The Council has suggested several conditions it would wish to see imposed in the event that the appeal was allowed. I have considered these against the guidance on conditions set out in the Framework and the Planning Practice Guidance.
16. To ensure that the development is undertaken as approved, a condition referring to the approved plans is necessary.
17. The Council have requested a condition requiring a schedule of materials and finishes to be used in the external walls and roof(s) of the extensions and external alterations to the dwelling to be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The reason given for this condition is to ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development. However, I note that submitted details show the development would be carried out in materials to match the host property and consequently a condition requiring the submission of further details is not considered necessary. To ensure that the development is carried out in accordance with the submitted details a condition requiring matching materials will be necessary.

Conclusion and Recommendation

18. There are no material considerations that indicate the application should be determined other than in accordance with the development plan. For the reasons given above, I therefore recommend that the appeal should be allowed subject to the conditions set out above.

John Gunn

APPEAL PLANNING OFFICER

Inspector's Decision

19. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is allowed with the recommended conditions.

M Seaton

INSPECTOR

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