



**North Northamptonshire Area Planning Committee
(Thrapston)
19th July 2021**

Application Reference	NE/21/00654/FUL
Case Officer	Lloyd Mills, Principal Conservation Officer
Location	63 Church Street, Nassington, Peterborough, Northamptonshire, PE8 6QG
Development	The proposed removal of French doors and side lights, from a rear elevation; moving and widening the opening to install a timber sliding door of similar appearance, style and materiality
Applicant	Annabel De Capell Brooke
Agent	SK Architecture - Mr Joseph Steele
Ward	Oundle
Overall Expiry Date	29.06.2021
Agreed Extension of Time	21.07.2021

List of Appendices

None

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because the applicant is a member of the Council.

1. Recommendation

1.1. That planning permission be GRANTED subject to conditions.

2. The Proposal

2.1 The application seeks planning permission to replace an existing patio door set on the rear elevation of a listed building. The proposed doors would be of a similar appearance to the existing but would be around 600 mm greater in width.

As part of the works it is also proposed to reposition the doors 850 mm further along the elevation.

3. Site Description

- 3.1 The application site is located within the designated Nassington Conservation Area. The site comprises a one-and-a-half storey dwelling that is constructed of stone under a thatch roof. The building is included on the statutory list at grade II in recognition of its national interest. The building's list description informs that it is of early/mid C17 origin and was extended circa 1800. The building was formerly the "Three Mill Bills" public house.

4. Relevant Planning History

- 4.1 None applicable.

5. Consultation Responses

A full copy of all comments received can be found on the Council's [website](#).

5.1 Nassington Parish Council

No comments received.

5.2 Neighbours / Responses to Publicity

No comments received.

5.3 Historic England

On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

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 (JCS) (2016)

Policy 1 – Presumption in Favour of Sustainable Development
Policy 2 - Historic Environment
Policy 8 - North Northamptonshire Place Shaping Principles

6.4 Rural North, Oundle and Thrapston Plan (RNOTP) (2011)

None applicable.

6.5 Other Relevant Documents

Historic England Advice Note 2 – Making Changes to Heritage Assets (2016)

7. Evaluation

The key issues for consideration are:

- Heritage
- Impact on Neighbouring Amenity

7.1 Heritage

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. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a decision maker to pay special attention to the need to preserve or enhance the character or appearance of a conservation area.

7.1.2 The development proposed relates to the rear elevation of a single-storey section of the listed building. There is an existing patio door set in this part of the building that provides access to the garden from the kitchen. The doors measure 2816 mm in width and are positioned near to the gable end of the building. The proposals seek to increase the overall width of the door opening to 3400 mm and to reposition the doors around 850 mm from the gable in order to improve the building's appearance.

7.1.3 The development proposed would alter the external appearance of the building by the introduction of larger sections of glazing, however, the impact is marginal, and this is not considered to be an issue. The proposals would also have an impact on historic fabric, but again this would be minimal.

7.1.4 In light of the above it is not considered that the development proposed would cause harm to the significance of the listed building or the character and appearance of the Nassington Conservation Area.

7.2 Impact on Neighbouring Amenity

7.2.1 The proposals would not raise any issues with regard to the amenity of neighbouring properties as the new glazing would not result in any overlooking of nearby properties.

8. Conclusion / Planning Balance

8.1 The proposals would not have any impact on neighbouring amenity and are not considered to cause harm to the significance of the listed building or the character and appearance of the Nassington Conservation Area. The proposals are therefore considered acceptable.

9. Recommendation

9.1 That planning permission be GRANTED subject to conditions.

10. Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out strictly in accordance with the following documents:

- Application Form received on 19 April 2021;
- Location Plan received on 19 April 2021;
- Site Plan received on 19 April 2021;
- Heritage Statement received on 19 April 2021;
- Drawing no. SKA SR 08 90 01 Rev D01: Plan and Elevations as Existing received on 04 May 2021; and,
- Drawing no. SKA SR 08 90 02 Rev D01: Plan and Elevations as Proposed received on 04 May 2021.

Reason: In order to clarify the terms of this consent and to ensure that the works are carried out as permitted.

11. Informatives

None applicable