

LATE LETTER/S' LIST

**North Northamptonshire Area Planning Committee
(Wellingborough)**

Thursday 10 June 2021

Report of the Executive Director Place and Economy

WP/20/00858/FUL 41 Cotswold Drive, Wellingborough

No update.

NW/21/00159/FUL Adjacent 67 and 69 Local History Society, High Street, Finedon

A further 1 objection letter has sent to Planning Committee Members and copied to the case officer since the report was drafted.

The following points have been raised,

- The roof design will expose part of the wall of the adjacent curtilage listed stone barn (which has previously been protected by the roof of the existing extension) to the weather
- The submitted revised plans do not accord with what was agreed on site when the objector met with the agent
- No re-consultation letter was received regarding the revised plans and no notification of the committee meeting

Officer response:

The Council's Built Heritage Consultant has advised that the proposed roof design of the rear extension is acceptable. Proposed condition 8 of NW/21/00160/LBC requires full details of the junction between the extension roof and the existing adjoining barn. The consultant advises that condition 7 (written method statement) of NW/21/00160/LBC should be revised to make reference to the making good/re-pointing of the exposed barn wall. The consultant advises that a further condition on NW/21/00160/LBC should secure a sample panel to show the making good and re-pointing of the barn wall (in line with the method statement in condition 7 of NW/21/00160/LBC).

The objector was not directly informed in writing about the revised plans or the application being determined at planning committee. The objector is aware of the revised plans and has taken the opportunity to comment on the revised plans.

An additional informative is proposed to NW/21/00159/FUL:

The Party Wall Act 1996 provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings. A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or

disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes. The Act is separate from obtaining planning permission or building regulations approval. The applicant is advised to refer to this guidance to address any issues relating to the stone boundary wall.

NW/21/00160/LBC Adjacent 67 and 69 Local History Society, High Street, Finedon

Further to the objector letter received to NW/21/00159/FUL, the following revised condition wording is proposed for condition 7 (revision is shown in italics):

7. Prior to the commencement of external reconstruction or repointing of masonry, *including any making good and repointing required to the exposed adjoining barn wall*, 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: 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.

An additional condition proposed:

NEW: A sample panel demonstrating the proposed making good and re-pointing of the adjoining exposed barn wall shall be erected on site and approved in writing by the local planning authority before the relevant parts of the work are commenced. The sample panel shall be in accordance with the approved written method statement. The works shall be completed in accordance with the approved details before the dwelling is first occupied.

Reason: To safeguard the character and external appearance of the listed building in accordance with policy 2 (b) of the North Northamptonshire Joint Core Strategy.

An additional informative is proposed:

The Party Wall Act 1996 provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings. A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes. The Act is separate from obtaining planning permission or building regulations approval. The applicant is advised to refer to this guidance to address any issues relating to the stone boundary wall.