



**North Northamptonshire Area Planning Committee
(Thrapston)
16 August 2021**

Application Reference	NE/21/00665/FUL
Case Officer	Jacqui Colbourne
Location	56 West Street, Kings Cliffe, Peterborough, Northamptonshire, PE8 6XA.
Development	Replacement of windows and door to front aspect of house in conservation Article 4 area.
Applicant	Mr M P and Mrs A J Morrow
Agent	N/A
Ward	Oundle
Overall Expiry Date	29 June 2021
Agreed Extension of Time	23 August 2021

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because Kings Cliffe Parish Council has objected, and the Officer's recommendation is to approve planning permission.

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

- 2.1 The application proposes the replacement of existing windows with storm-proof casement and a UPVC door with wooden windows and door.

3. Site Description

- 3.1 The application relates to a 3 storey terraced property constructed of stone with a Collyweston slate roof, which is not listed but is located within the Article 4 Conservation Area in Kings Cliffe.

4. Relevant Planning History

- 4.1 None.

5. Consultation Responses

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

5.1 Kings Cliffe Parish Council

Initial comments:

Objection, The Parish Council would like the applicant to retain the Georgian storm window design in line with the BE1: Sympathetic Design. New development should, where appropriate, respect local character, streetscape and vernacular, through: - Enhancing the character of the street scene or adjoining public realm.

Further comments:

SPECIFIC details as to why the Parish Council object to the replacement windows in the above application on West Street are:

- Removal of the bay window (removal of storm proof casements replacement with flush casements). Need to state WHY? (The Development Manager/Conservation Officer feels it is the removal of a 1980's development with a more in-keeping style of window).
- Astragal bars - not individual panes - objection on the basis that Georgian style windows do NOT have astragal bars (a large pane with bars stuck on), but individual small panes.

5.2 Neighbours / Responses to Publicity

No letters have been received.

5.3 Principal Conservation Officer

No objection to the proposal and supports the removal of the storm proof casements.

5.4 Ecology

No comments received.

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) (2021)
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 Emerging East Northamptonshire Local Plan (LPP2) (2021)

EN1 - Spatial Development Strategy
EN13 - Design of buildings/ Extensions

6.5 Kings Cliffe Neighbourhood Plan (2019)

BE1- Sympathetic Design
BE2 - Enhancing the Built Environment

6.6 Other Relevant Documents

Householder Extensions Supplementary Planning Document (SPD) -
(Adopted June 2020)

7. Evaluation

The key issues for consideration are:

- Visual Impact
- Impact on Neighbouring Amenity
- Heritage

7.1 **Visual Impact**

7.2.1 The application proposes the replacement of the existing wooden, single glazed windows and UPVC front door with wooden double glazed windows and a wooden painted door. It is noted that the application form states the proposed windows and doors will be woodgrain UPVC, however the applicant has confirmed via email that this is not the case.

7.2.2 In light of the above, the works are considered complementary in terms of design and visual impact; furthermore, it is noted that the proposed windows and door would be a significant improvement to what currently exists. The materials are sympathetic, complementary, and are considered acceptable, and can be secured via planning condition.

7.2 Impact on Neighbouring Amenity

7.2.1 Overall, the proposal is considered to be of an acceptable design, and there is no impact on the amenities of neighbouring properties which would justify refusing the application given that no new openings are proposed.

7.3 Heritage

7.3.1 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.

7.3.2 The Principal Conservation Officer has no objections to this proposal, and furthermore is not in favour of retaining the storm-proof casements. Kings Cliffe Parish Council (KCPC) have raised concerns regarding the removal of the storm proof casements, however these are not original features and the Principal Conservation Officer has made it clear that he would not want to see these retained. In addition, KCPC has raised concerns relating to the wooden externally fitted astragal bars which are proposed. It is noted that the dwelling is not listed and that the Principal Conservation Officer has raised no concerns in relation to the use of the astragal bars. In addition, KCPC has objected to the removal of the bay window, however the application does not propose the removal of this and therefore this element has not been considered. Overall, the design is considered an improvement when compared to what is existing, enhancing the character of the street scene in line with Policy BE1 of the Kings Cliffe Neighbourhood Plan.

7.3.4 Consideration has been given to the impact of this proposal on the conservation area; it is not considered that the proposed development would cause any harm to the character and appearance of the Kings Cliffe Conservation Area.

8. Other Matters

8.1 None

9. Conclusion / Planning Balance

9.1 These proposed replacement windows and front door would represent a significant improvement in terms of materials and visual impact when compared to what is existing. The application property is not listed, and it is considered that the proposed development would not cause any harm to the character and appearance of the Kings Cliffe Conservation Area. As such it is considered that the development proposed is acceptable.

10. Recommendation

10.1 That Planning Permission be GRANTED subject to conditions.

11. Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: Statutory requirement under provision of Section 91 of the Town and Country Planning Act 1990.

2. Except where otherwise stipulated by Condition, the application shall be carried out strictly in accordance with the following:

Email from applicant dated 29.06.2021
received by this council 29.06.2021.

Joinery details
received by the Council on 04.05.2021.

Design and Access and Heritage Impact Statement
received by the Council on 20.04.2021.

Reason: In order to clarify the terms of the Planning Permission and to ensure that the development is carried out as permitted.