

North Northamptonshire Area Planning (Kettering) Committee 28/10/2021

Application Reference	NK/2021/0650
Case Officer	Alan Chapman
Location	Chestnut Cottage, Warkton
Development	Application for Listed Building Consent: 2 no. French doors with sidelights to replace some windows and doors to front elevation, repairs and reconstruction of some external walls, replace front entrance door and windows, erect external timber enclosure for heating system, replace timber fence with a brick wall and entrance gates. Internal alterations to bathrooms, kitchen, staircase, ceilings and heating provision
Applicant	Ms C Merrington
Agent	Mr R Charman Ralph Charman Associates
Ward	Queen Eleanor and Buccleuch
Overall Expiry Date	29/09/2021
Agreed Extension of Time	01/11/2021

All plans and documents can be viewed using the application reference number at <https://www.kettering.gov.uk/planningApplication/search>

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because there are unresolved, material objections to the proposal.

1. Recommendation

- 1.1 That Listed Building Consent be GRANTED subject to conditions.

2. The Proposal

- 2.1 Application for Listed Building Consent: 2 no. French doors with sidelights to replace some windows and doors to front elevation, repairs and reconstruction of some external walls, replace front entrance door and windows, erect external timber enclosure for heating system.
- 2.2 Background
This application is accompanied by a Full Planning Permission application NK/2021/0649.
- 2.3 In response to the Parish Council objection concerning there being too much glazing the applicant was invited to consider amending the proposal to overcome the Parish Council's concerns. The applicant chose not to reduce the amount of glazing but did, on officer advice, amend the proposal slightly to introduce an alternating pattern of brick soldier coursing over the proposed French doors to enhance the building's appearance and as a compensatory measure for the proposed loss of the arched brick soldier coursing over the central four-panelled window in the existing front (southern) elevation.

3. Site Description

- 3.1 'Chestnut Cottage' is located on the south side of Warkton Village on the corner close to the junction where the High Street meets Pipe Lane. It is situated on a good-sized plot and currently comprises a long single-storey converted barn with a linked 2-storey section at the east end with a south/south-west aspect with external walls of solid brick/stone construction, oak framed truss roofs with a pantile covered double-pitched roof to the barn and a cement-fibre slate finish to the 2-storey section at the east end and the small single-storey extension at the west end.
- 3.2 Constraints:
Within Warkton Conservation Area

Within setting of Grade II Listed Building Elm Green Farmhouse

The listed building (List Entry Number: 1052007) is described by Historic England as:

WARKTON SP8879 WARKTON 1337-0/17/192 No.31 Elm Green Farmhouse and attached garden wall GV II Farmhouse. Probably C18. Coursed limestone rubble with low pitched slate roof and coped left gable. Moulded stone thin left end stack, brick right end stack. 2 storeys, 2-window range. Chamfered left corner. Windows widely spaced. 2- and 3-light small-paned casement windows with wooden lintels. One-storey addition to right has present entrance, panelled and part-glazed door in timber lattice porch, a 3-light casement window and brick end stack. Garden wall attached to left, of limestone rubble and some brick, with pan-tiled and

rounded copings, incorporates 6 recesses with wooden lintels, partly blocked with brick to create nesting boxes. Interior not inspected. Included for group value.

4. Relevant Planning History

4.1 List all previous planning applications as follows:

Application No	Decision	Date	Address	Description
KET/1998/0607	ZAC (Implemented)	22-04-99	Elm Green Farm House, 31 Warkton (barn north east of)	Change of Use: Existing barn/old stables to be converted to a single dwelling
KET/1999/0351	ZAC (Not implemented)	28-10-99	Chestnut Cottage, Warkton (barn north-east of Elm Green Farmhouse)	Conversion of disused farm building to single three bedroomed dwelling
KET/2000/0076	ZAC	12-06-00	30, Warkton	New double garage
KET/2017/0375	NOOBJECTION	26-06-17	Chestnut Cottage, Warkton Kettering Northamptonshire	T1 Horse Chestnut - crown width reduction from 15m to 11m and height reduction from 16m to 12m
NK/2021/0337	ADVICE GIVEN	25-05-21	Chestnut Cottage, Warkton	T1 Conifer and T2 Silver Birch - crown lift to 2-3m
NK/2021/0470	WITHDR	29-06-21	Chestnut Cottage, Warkton Northamptonshire	3 sets of bi-fold doors to front elevation to replace doors and windows. Resize and replace front door
NK/2021/0476	WITHDR	29-06-21	Chestnut Cottage, Warkton Northamptonshire	3 sets of bi fold doors to front elevation to replace doors and windows. Resize and replace front door. Internal alterations to bathrooms, kitchen and staircase

NK/2021/0649	PENDING	---	Chestnut Cottage, Warkton Northamptonshire	2 no. French doors with sidelights to replace some windows and doors to front elevation, repairs and reconstruction of some external walls, replace front entrance door and windows, erect external timber enclosure for heating system, replace timber fence with a brick wall and entrance gates. Internal alterations to bathrooms, kitchen, staircase, ceilings and heating provision

5. Consultation Responses

A full copy of all comments received can be found on the Council's website at: <https://www.kettering.gov.uk/planningApplication/search>

- 5.1 Warkton Parish Council - OBJECTION
 French doors too much glazing and out of character.
 Development will restrict Elm Green Farm vehicular access. objection subject to
- 5.2 Neighbours / Responses to Publicity
 No comments received at time of writing.

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.

Legislation

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

- 6.2 National Policy
National Planning Policy Framework (NPPF) (2021)
Policy 1: Introduction
Policy 2: Achieving sustainable development
Policy 16: Conserving and enhancing the historic environment

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

7. Evaluation

7.1 The key consideration is the impact on the significance of the heritage assets

- 7.1.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty on LPAs on considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.1.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas where development is proposed within it.
- 7.1.3 Policy 16 of the NPPF requires new development to sustain and enhance the significance of heritage assets, requiring any harm to the significance of heritage assets to be weighed against the public benefits of the proposal, including a clear and convincing justification for the harm. Paragraph 197 (Policy 16, NPPF) states that in determining application, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets et al.
- 7.1.4 Policy 2 of the North Northamptonshire Joint Core Strategy states that the historic environment be protected and enhanced where appropriate. Where the development would impact upon a heritage asset's setting, new development should complement the surrounding historic environment through the form, scale, design and materials.
- 7.1.5 The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting from public vantage points where the public are able to view the assets. Their settings can extend well beyond the curtilage/area boundaries of the asset and do often include the physical historical landscape/townscape in which they (the asset) are set as their historical

significance is usually tied with the legibility of the asset and the environment in which it was originally constructed.

- 7.1.6 Chestnut Cottage is not listed, but stands within the village's conservation area, and within the setting of (to the south) the Grade II-listed probably 18th-century Elm Green Farmhouse (List entry 1372437) and (to the north) 28 Warkton, (List entry 1052002), a probably 18th-century stone-and-thatch cottage.
- 7.1.7 Chestnut Cottage was created by the domestic conversion of a former agricultural outbuilding c.1999 (Under Planning Permission KET/1998/0607). That building comprised a largely single-storey range serving as either a cowhouse or stable to the adjoining Elm Green Farmhouse (hence at the time of the Farmhouse's listing a curtilage structure, leading to the present requirement for LBC to assess setting issues). Until conversion Chestnut Cottage comprised two halves. To the west was an entirely single-storey range, probably of the late 18th century, with a stone west-end gable wall and lower courses on its north side, but otherwise of hand-made, dark-red, bricks. On the south side burnt headers were used for decorative effect in a diamond in the face of the wall and alternating in the window arches. The roof, which largely survives, has simple trusses and common rafters, clad with pantiles (replaced in 1981).
- 7.1.8 In the later 19th century (before 1886 when it was mapped) the range was slightly extended to the east, ending in a small, two-storey, brick, slate-roofed, end bay. This has no chimney or fireplaces, so is unlikely to have had a domestic function. It may have been stabling, with hay loft over.
- 7.1.9 In 1981 a single-storey, slate-roofed brick extension was added at the west end of the property, the whole of which was then used for storage. In 1999 the property was converted for domestic use (see KET/1998/0607). Door and window openings were altered, and new windows and doors were installed throughout the property; none of the work is opined to have been carried to a high standard (See photo below of part of the front (south) elevation). The roof was re-covered using the existing pantiles. All works, at both dates, were done with the relevant consents.



- 7.1.10 The alterations proposed to Chestnut Cottage will have limited impact on the setting of Elm Green Farmhouse, and therefore its significance. However, the alterations proposed are considered against the earlier alterations and Chestnut Cottage's original form.
- 7.1.11 Pre 1999 the front (south) elevation of the single storey range element of Chestnut Cottage had a distinct agricultural appearance where it had 3 doorway openings with 4 window openings betwixt the doors. All these openings displayed the characteristics of their functionality (be it for housing cattle, stabling and/or hay/feed storage) as they were of different dimensions and set at different levels within the face of the building. Of note is that that the lintel arrangements above the openings were a varied form with timber lintels, brick soldier coursing and in the case of the central window arch, burnt headers. A decorative diamond shape (in burnt headers) was also present in between the two door openings towards the northern end of the wall.
- 7.1.12 It is opined that the alterations made to the openings under the KET/1998/0607 scheme were detrimental to the building's external fabric and appearance not only because part of the original decorative diamond shape was partially lost to accommodate the enlargement of the existing window opening above it, and the poor quality of the new facing brickwork (that evidently is a poor match to the original brickwork) used when all the openings were either enlarged or reduced to accommodate the residential style of windows and doors. The exception being that the alternating-coloured brick arch over the central door opening was retained.
- 7.1.13 It is opined that the proposed alterations would be partially restorative in so far that the damaged decorative diamond shape would be fully re-instated, and the poor-quality surrounds of the earlier openings would be removed (by way of the proposed French doors) and the remaining elements re-dressed. To compensate for the loss of the central arched window, brick soldier courses of alternating light/dark (blue) bricks would be inserted over the French doors.
- 7.1.14 The comments of the Parish Council concerning that the proposal introduces 'too much glazing' are noted. Considering that the building has already being changed in character from an agricultural building to a residential building with its current 'residential' style of openings then the insertion of the French doors (of a domestic style) would still honour the building's relationship with Elm Green Farmhouse in that it would still be historically legible as converted agricultural building that is now in use a residential property. To some degree the building would still retain its historical legacy of having three openings. It is accepted that the proposed French door openings would be larger than the original, but they could be read as openings for cattle to access the shed so as to enhance the building's former use as such.
- 7.1.15 The application building is not listed itself and is not within the curtilage of the Elm Green Farmhouse but is within Elm Green's setting and the conservation area. The proposed alterations referred to above would not materially affect the listed building's setting because of the reasons given above.

- 7.1.16 The two properties have their shared curtilage boundary defined by a timber fence, which is proposed to be replaced by a brick wall (with reclaimed bricks to match the existing building – to be controlled by way of a condition) to the same/similar height but would extend further towards the vehicular access with a set of timber gates. The proposed wall would be sympathetic to its setting and would have the advantage of largely shielding the French doors from vantage points within the conservation area. It is accepted that French doors appear not to be evident or readily experienced when travelling through the conservation area, but as described the proposed French doors would help to make the former agricultural building more legible as a former building used by livestock gaining access by large openings and the proposed brick boundary wall and timber gates would greatly prevent the character and appearance of the conservation area being harmed as views onto the French doors would not be readily experienced.
- 7.1.17 Internally, the proposal would involve removing a large majority of the partition walls installed during the original conversion of the building into a dwellinghouse and then re-configuring the internal layout of the eastern end of the property with new partition walls to create a more harmonious living environment. These aspects of the works would have a neutral impact as they would not alter the building's original fabric. However, the proposal would entail the loss of one of the original internal walls (between the kitchen and the living room) which had a new opening cut through it to enact the KET/1998/0607 conversion works. Whilst its loss is regrettable it would have negligible impact on the neighbouring listed building's setting, as they are internal works, but would be more than compensated for by the enhancement works proposed which entails removing the 1998 ceiling to create a vaulted ceiling to re-expose the original roof trusses.
- 7.1.18 The submitted application states that the development would entail the removal of all existing timber doors and windows and their replacement with 'Residence R7 (PVCu; Colour Painswick – a light creamy colour)' doors and windows. Brochures submitted with the application depict a range of styles/finishes (E.g., some windows with leaded top openers, some with full un-lead casement windows etc.), the applicant has not provided details of the exact style and appearance of the windows and doors to be installed. Whilst in principle the 'Residence R7' range of products would result in an enhancement to the appearance of the building, with the added benefits of being sustainable 'maintenance free', high rated thermal properties, include some recycled material, and can be recycled, exact details will need to be submitted for assessment by way of the imposition of a condition.
- 7.1.19 The proposal also includes an air-source heat pump (ASHP) that will be sensitively located at the inside corner of the single storey range and the two-storey element of the property and screened behind a purpose-made louvred timber enclosure. The visual impact of this structure is not thought to affect the setting of the heritage assets and would contribute to reducing CO2 emissions into the atmosphere. Accordingly, it is acceptable in listed building terms.
- 7.1.20 For the reasons the proposal will preserve the significance of the heritage asset including for public benefit. The proposal is acceptable in this regard.

8. Other Matters

None.

9. Conclusion/Planning Balance

- 9.1 Consequently, the proposed development would preserve and enhance the significance of the heritage assets.

10. Recommendation

- 10.1 That Listed Building Consent be GRANTED subject to conditions.

11. Conditions

1. The works to which this consent relate shall be begun before the expiration of 3 years from the date of this consent.

REASON: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and to prevent an accumulation of unimplemented consents.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and the diamond brickwork feature and the brick 'solider course' with alternating light/dark (blue) bricks features as shown on Drawing Number RCAL/2102-06E and thereafter permanently retained.

REASON: In the interests of the character and appearance of the Conservation Area and in the interests of preserving the settings of the adjacent listed buildings in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

3. No external works shall take place on site until full details of all windows and doors have been submitted to and approved in writing by the Local Planning Authority. The window details shall include glazing bar details at 1:2. The development shall not be carried out other than in accordance with the approved details and thereafter permanently retained.

REASON: In the interests of the character and appearance of the Conservation Area and in the interests of preserving the settings of the adjacent listed buildings in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

4. No external development shall commence on site until details (together with samples) of the types and colours of all materials to be used for the construction of the boundary wall (as shown on Drawing Number RCAL/2101-200) have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and thereafter permanently retained.

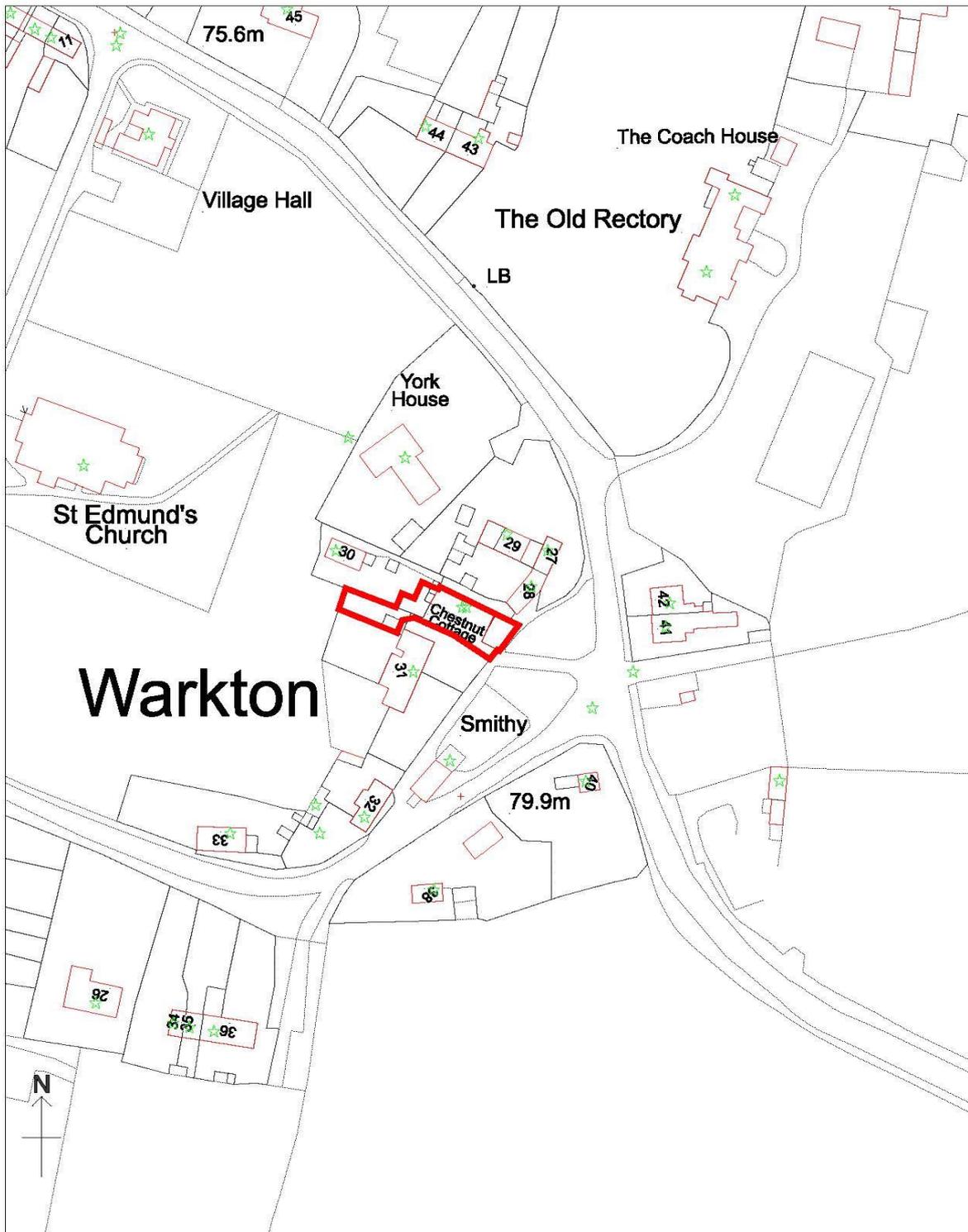
REASON: In the interests of the character and appearance of the Conservation Area and in the interests of preserving the settings of the adjacent listed buildings in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

12. Informatives

List of plans

The plans and documents, some of which may have been subsequently referenced by the LPA, are set out below and form the basis for this decision:

Title	NK Ref.	Agent's Ref	Received Date
Existing elevations front and rear		RCAL_2101-03B	22/07/2021
Existing side elevations and sections		RCAL_2101-04A	04/08/2021
Existing first and ground floor plans		RCAL_2101-05A	22/07/2021
Proposed first and ground floor plan		RCAL_2101-08C	22/07/2021
Proposed Section A-B and elevations side		RCAL_2101-07D	29/07/2021
Proposed Section C-E		RCAL_2101-10	22/07/2021
Design and Access statement		DAS-RCAL-2101-02	28/07/2021
Heritage Impact Assessment	NK/2021/0650/1		22/07/2021
KE/99/0351/LB Application Search	NK/2021/0650/2		22/07/2021
Window Brochure R7	NK/2021/0650/3		29/07/2021
Proposed elevations front and rear		RCAL_2101-06E	30/09/2021
Location, block and site plans		RCAL/2101-01E	14/10/2021
Proposed elevations front and side new boundary wall		RCAL/2101-200A	14/10/2021
Warkton Land Registry Title		NN292419	14/10/2021



Title: Chestnut Cottage, Warkton

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