

BOROUGH OF KETTERING

Committee	Full Planning Committee - 12/03/2013	Item No: 5.3
Report Originator	Peter Chaplin Development Manager	Application No: KET/2012/0687
Wards Affected	Queen Eleanor and Buccleuch	
Location	Old Post Office, 31 Main Street, Grafton Underwood	
Proposal	Full Application: As Amended: Change of use from Post Office and residential to Bistro/Teashop and deli on ground floor with single storey rear extension; and use of existing first or upper floors as ancillary domestic accommodation for person or persons directly employed in the operation of the proposed ground floor uses. Provision for car parking spaces on free draining gravel on crushed limestone at rear of site, via an access of tarmac finish with golden gravel; New bin store to rear of existing garage;siting of LPG Gas tank.	
Applicant	Mr C Sparrow Boughton Estates Ltd,	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

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

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The natural stone facing materials to be used in the construction of the external surfaces of the extension and alteration hereby permitted shall match, in type, colour and texture those on the existing building.

REASON: In the interests of preserving the architectural/historic interest of the listed building and the special character of the conservation area, in accordance with NPPF section 12 and policy 13 of the North Northamptonshire Core Spatial Strategy.

3. No development shall take place until the following have been submitted to and approved by the Local Planning Authority: (i) for the extension full details of the proposed new timber windows (including rooflight), eaves and verge detailing, and rosemary tiles/slates on the roof, and appearance/ finish and any proposed protrusion of the ventilation duct; (ii) plus all new doors and architraves;proposed stair case and its joinery, and all timber finishes have been submitted to and approved in writing by the Local

Planning Authority. The window details shall include glazing bar details at 1:2 where proposed. The rooflight shall be fitted so that it lies flush with the surface of the external plane of the roof. Rainwater goods shall be cast iron or metal and painted black. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of preserving the architectural/historic interest of the listed building and the special character of the conservation area, in accordance with NPPF section 12 and policy 13 of the North Northamptonshire Core Spatial Strategy.

4. All external walls shall be constructed in the matching natural stone and shall not be laid, coursed or pointed other than using line mortar in accordance with a sample panel which shall have been constructed on site and approved in writing by the Local Planning Authority prior to the commencement of construction of any such external walls. As approved, the sample panel shall be retained on site and kept available for re-inspection throughout the construction period.

REASON: In the interests of preserving the architectural/historic interest of the listed building and the special character of the conservation area, in accordance with NPPF section 12 and policy 13 of the North Northamptonshire Core Spatial Strategy.

5. No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the recording of any items of archaeological interest in accordance with paragraph 141 of the NPPF

6. Prior to the commencement of the use hereby approved:(a) a scheme for the sound insulation of the kitchen extraction system to prevent the emissions of noise affecting surrounding noise sensitive premises shall be submitted to local planning authority for approval; and (b) upon completion of all works to implement the approved scheme, testing shall be carried out and a report submitted to the local planning authority to verify the schemes effectiveness. The development shall not be carried out other than in accordance with the approved details, including any required works arising from the testing, and maintained thereafter. .

REASON: In the interest of residential amenity with regard to noise, and in accordance with the NPPF and North Northamptonshire Core Spatial Strategy Policy 13

7. The upstairs accommodation shall not be occupied other than by a person or persons (with any dependents) who are also directly employed in the operation of the commercial uses on the ground floor.

REASON: To ensure that the commercial and residential uses remain compatible, in accordance with the North Northamptonshire Core Spatial Strategy Policy 13

8. Except for newspapers or mail, there shall be no deliveries to or collections from the development hereby approved shall take place outside the hours of 07.00 -21.00 Monday to Friday; nor outside the hours 08.00 - 21.00 Saturday, and at no time whatsoever on Sundays, Bank and Public Holidays.

REASON: In the interest of residential amenity with the North Northamptonshire Core Spatial Strategy Policy 13

9. No customer shall be admitted to, nor allowed to remain on, the premises outside the hours of 09.00 - 21.30 Monday to Thursdays plus Sunday, Bank and Public Holidays, nor outside of the hours 10.00 - 23.00 on Fridays and Saturdays.

REASON: In the interest of residential amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

10. No development shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The development The use hereby permitted shall not commence until the approved scheme has been fully implemented in accordance with the approved details.

REASON: In the interests of the amenities or privacy of neighbouring properties in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

11. No development shall take place on site until full details at a scale of no less than 1:10 of the external appearance and layout of the proposed bin and cycle storage 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.

REASON: In the interests of the character and appearance of the Conservation Area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Notes (if any) :-

- In submitting schemes for the control of fume, odour and noise the developer shall have regards to the 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems', a report prepared by Netcen on behalf of the Department for Environment, Food and Rural Affairs, and published in January 2005. A planning guidance note is attached for information
- The provisions of the scheme shall include physical controls, operational restrictions and administrative controls, where appropriate. The noise survey informing the scheme shall be carried out in accordance with BS4142:1997 and shall ensure that the rating level of the noise emitted from the proposed kitchen extraction equipment shall be lower than the "night-time" existing background noise level by at least 5 dB (and shall have no significant tonal component within any 1/3 Octave Band Level. Where any 1/3 octave band level is 5 dB or above the adjacent band levels the tone is deemed to be significant) between 23:00 and 07:00 hours daily, and shall not exceed the existing "daytime" background noise level at any time (and shall have no significant tonal component within any 1/3 Octave Band Level. Where any 1/3 octave band level is 5 dB or above the adjacent band levels the tone is deemed to be significant) between 07:00 and 23:00 hours daily, by measurement or calculation. The scheme shall include proposals for ensuring that the guideline levels set out in British Standard 8233:1999 for residential accommodation are complied with.
- It is noted that the proposed location of the LPG gas bulk tank is adjacent to the barn and site boundary. The applicant is advised to refer to the HSE's guidance on minimum separation distances between bulk storage LPG tanks and buildings, boundary lines or fixed sources of ignition to ensure appropriate separation distances are achieved. The applicant should also be satisfied that there is sufficient access for the tanker on delivery day. See <http://www.hse.gov.uk/gas/lpg/separationdistances.htm> and

<http://www.hse.gov.uk/pubns/chis4.pdf> respectively.

- This decision does not grant planning permission for the position, size or appearance of any proposed extraction odour or fumes extraction system
- Registration of food premises: The applicant is reminded that the premises must be registered with Environmental Health at least 28 days before opening. An application form and additional information is attached or registration forms can be completed on line at:
https://secure.kettering.gov.uk/forms/form/49/application_for_registration_of_food_pre_mises

Further information regarding food safety and hygiene can be obtained by contacting healthprotection@kettering.gov.uk or by telephone on 01536 410333.

www.hse.gov.uk/business/must-do.htm contains information on starting a new business and the requirements under certain Health & Safety regulations.

- The Crime Prevention Design Advisor of Northamptonshire Police has referred to Secure by Design, with advice that the cycle store should feature cycle stands that allow both wheels and the frame to be secured using a single device; and the LPG tank be secured in a locable cage that is certified to LPS 1175 sr1 and with a close shackled padlock certified to BS 3621

Justification for Granting Planning Permission

The proposal is in accordance with national and local policies as set out in Paragraphs 28,128, and Section 12 of the National Planning Policy Framework, Policies 2,3, 27 of The East Midlands Regional Plan, Policy 13 of the North Northamptonshire Core Spatial Strategy, and saved Policy RA4 of the Local Plan for Kettering Borough. There are no material considerations that indicate against the proposal.

Officers Report

3.0 Information

Officers Report for applications ref: KET 2012/0687 & KET/2012/0690

Relevant Planning History

No recent or relevant planning history to add

Site Description:

Officer's site inspections were carried out on 11/12/12 and 13/01/13.

The site lies within a Conservation Area which in this part generally has frontage buildings and attendant outbuildings at the rear. The buildings and built form in this area are of architectural and historic significance.

Access to the rear is via the south side of the main building. The site includes an outbuilding on the north side and also one along the south side. The land behind the frontage is grassed with rural type post and wire fence at the easterly rear boundary.

The site is alongside the principal route through the village (a minor, C, class route)

The Old Post Office at Grafton Underwood is a two-storey stone house dating from the C18 or possibly earlier, with former post office/shop attached to the south. It is listed Grade II in recognition of its special architectural and historic interest. The listing is of a very early date (1951) and although there was no internal inspection at that time, officers from the LPA, Highway Authority and English Heritage inspected the internal areas on 14 January 2013. It is clear that the house retains much of its original fabric in the interior.

The original plan-form exists, comprising a central staircase on the ground floor with a principal room to either side. The walls between the staircase and principal rooms are lathe-and-plaster. Although the staircase itself is of C19/C20 construction, it rests on the timber ends of the original staircase which are clearly visible underneath the stairs. In the southerly principal room there is a large inglenook fireplace. There are a number of metal casement windows with deep reveals.

There are two outshuts to the rear, both of which appear on the 1st edition Ordnance Survey map of 1886. The southern end of the kitchen outshut appears to have been constructed between 1886 and 1900 (2nd edition OS map). The kitchen outshut does not have any particular distinguishing features, but the northern outshut (which is the earlier of the two) has an original timber ceiling and roof structure.

Proposed Development

The proposals are to convert the ground floor of the house into a bistro, the upper floor into a flat, and the former post office area into a shop and bistro.

The intended opening hours of the shop being 10.00-19.00 (seven days per week) and the Bistro 10.00-21.30 (Mondays-Thursdays, plus Sundays and Bank Holidays); and 10.00-23.00 on Fridays and Saturdays. (NB: One Bank Holiday will be on a Friday ie Good Friday).

The first floor accommodation is intended for occupation by an employee of the business to be operating on the ground floor. This is likely to be the in house chef. 5 FTE jobs are said to result from the proposals.

As originally proposed, it was intended to turn the ground floor of the house into a single large room by complete removal of the staircase and dividing walls to either side. It was also proposed to remove the original roof of the northern outshut in order to provide a bathroom; to demolish the kitchen outshut in order to provide a larger kitchen for the bistro; to clad some of the internal walls with batten and plasterboard.

A proposal to cut back a portion of ground floor stone wall to 100mm thickness to accommodate a wine storage area had been proposed but this had not been sufficiently justified against the harm and so has been removed from the revisions. The applicants were advised that these proposals would result in significant harm to the listed building and these were therefore withdrawn. The applicants were advised that these proposals would result in significant harm to the listed building and these were therefore withdrawn.

The proposal to insert secondary glazing behind the existing windows is retained.

The revised proposed scheme is as follows:

Ground Floor:

- A) Cut back walls at either side ground floor hallway to provide 1m wide openings, leaving nib and wall lintel height above. The right hand (south) side has an existing panned door which would be removed. On the north side of the hallway there is evidence that an (albeit narrower) opening had existed here in the past.
- B) Remove parts of lath and plaster corridor and side walls and door to lounge, leaving staircase support;
- C) The existing stair case will now be retained in position
- D) Clear fireplace: Bradstone open fireback, and instead install new wood burner in opening, expose fireplace stone and re-point as necessary;
- E) Remove lath and plaster corridor wall and door, leaving staircase support; open up wall (adjacent fireplace) retaining nib, install oak lintels;
- F) A timber section beam will be positioned where the corridor wall has been removed to indicate the original wall location.
- G) Remove concrete screed floors (uneven covered in vinyl tiles) excavate over site and lay 150mm of clean hardcore, insulate DPM and new slab
- H) Remove (making good) part of the south east corner single storey outshut (extension) housing an existing kitchen area at rear of former shop/ Post Office;

- I) As revised, retaining the roof of the northern rear outshut including the roof structure; whilst inserting new door and surrounds to replace existing 6 pane window opening, alteration to an internal wall to part of existing store.

First Floor:

- J) New stud partition with fire proofing to block staircase area;
- K) Level floor over staircase, leave all central staircase in position, new fitted door to top of stair;
- L) New openings: through first floor wall from proposed living room/ kitchenette to provide new private stair case for occupier of first floor access to the ground floor within the existing rear outshut, and from bedroom; New doors and architraves at first floor

Other:

- M) Retention of all existing windows and secondary glazing internally;
- N) Erect new single storey rear extension at south east (rear) corner to building, including new shower room at first floor.
- O) Proposed timber windows, and roof light to new extension;
- P) Confirm that we will not dry line the external walls with insulation and plasterboard as proposed in our original proposal”;
- Q) In line with SPAB recommendations “we will remove all electro-osmosis DPC, insulations and DPC etc”
- R) Provision for 8 No car parking spaces on free draining gravel on crushed limestone at rear of site, via an access of tarmac finish with golden gravel;
- S) New bin store to rear of existing garage;
- T) New internal fixtures and fittings eg gas fired boiler.
- U) A LPG Gas tank is to be positioned near to the rear (north-east corner) of the site.

Any Constraints Affecting the Site

Conservation Area

Listed Building;

4.0 Consultation and Customer Impact

Parish Council

No comments

Northamptonshire County Council Highway Authority

No objection, recognising the proposed on site parking, and recommend that visibility to see pedestrians is retained at the access.

English Heritage (EH)

As originally proposed, EH were of the view that the proposals would amount to substantial harm to the significance of the Grade II listed Old Post Office, as a large amount of demolition of original interior fabric would have led to loss of the plan form and rendering the historic development of the building

unreadable. They had

therefore objected formally to those proposals and advised that LBC be refuse consent in line with Policies 132 and 133 of the NPPF.

The critical (heritage asset) issues, see comments below, were discussed with the applicants. This has resulted in the revised proposals. Subject to the specific amendments described, EH's reassessment is that the impact of the proposal as amended would be "less than significant harm." Therefore, the proposals are to be weighed in accordance with Paragraph 134 of the NPPF.

The Society for the Protection of Ancient Buildings (SPAB)

Though no objection in principle, SPAB had some serious concerns with the first set of proposals: ie the initial proposed demolition of the stair; internal partitions between lounge and dining room; demolition of the existing kitchen lean to in order to add a larger catering kitchen as there is insufficient justification for the need for a new kitchen on the scale proposed nor an explanation of why the existing fabric cannot be incorporated into the new design.

SPAB are also concerned about the nature of some of the remedial works, ie where "an agent prescribes a solution leading to unnecessary and often ineffective treatments being specified eg electro-osmotic system and other damp proofing measures" Thermal upgrading of traditionally constructed properties should be viewed as a secondary measure after basic fabric repairs such as re-pointing and improving rainwater goods have been tackled.

Ancient Monuments Society (AMS):

Expressed concerns about the original proposals especially the demolition of the two outshuts to the rear, and the extensive re modelling to the interior of the house.

Northamptonshire County Council Archaeologist

"The significance of the building lies in its place in the community and its changes over time, as well as its historic fabric". The recommendation is for a record of the building through an archaeological programme of works, imposed through condition.

Northamptonshire Police (Crime Prevention Design Advisor)

No objection with following recommendations / observations:

Follow as far as practicable the principles of Secured by Design;

Advice on security for ground floor windows; doors; testing standard for secondary glazing; securing cycles, the LPG gas tank; the cycle store should feature cycle stands that allow both wheels and the frame to be secured using a single device;

Provision of uniform lighting;

Neighbours

There were 4 letters of support which could be summed up by the following:

- Village needs a "hub" as there is no other place to meet to socialise; it restores old fashioned social activities and would be a welcome outlet. Could also provide employment but parking not really sufficient on the Main St, needs parking in garden at the back;
- It is a quality village that needs a quality social hub/if well run and to a high standard, this concept could be revolutionary for the locals/ visitors and potentially improve the community spirit.

There were 5 letters of objection, plus 2 expressing "concerns" and 1 with no objection whilst offering some thoughts that may be useful"

Concerns (and in some cases objections) expressed due to

- Parking: the houses nearest to no.31, numbers 32 and 34, have no off road parking/ limited availability of on road parking in the narrow for existing residents; poorly lit street;
- It is noted that the application highlights that 8 parking spaces are to be provided at the rear of the property for use by customers. This does not seem sufficient;
- The application also states that staff parking is to be provided in the rear yard - looking at the plans this appears to be the same parking area as the customer parking therefore we can assume that 1 if not 2 spaces at least will be lost to staff parking and residents parking as it is understood that there will be accommodation for the owners of the property on the first floor;
- There is no public transport to the village so most employees are likely to arrive by car;
- It is not possible to force visitors to use proposed car park at rear;
- "The Transport Statement quotes that there is room for 15 cars parked on the street which is a complete nonsense"
- Vehicles are generally parked on the east side of the road and the road is too narrow for two lines of parked cars. Driveways on to the road not only are likely to be blocked by careless parking
- Traffic hazards: "The survey submitted is for one day in December and does not cover the key period of the evening hours especially in summer and weekends when a bistro would be busiest from about 1900 to 2300".
- The count does not take into account the morning business traffic from 7am to 9am or the traffic movement between 6pm and 7pm when many people are returning from work. Grafton Underwood is used as a cut through for commuting traffic emanating from Kettering;
- The roadside parking will be very close to residents windows therefore making it noisy
- Noise: It may be useful to include some requirement for signs asking for patrons' consideration when leaving the bistro late at night; people sitting in the 'garden' talking will also interfere with our privacy over the

summer months/ use in the evening; Noise from cars turning in the car park and from the roadside

- Loss of amenity: The villagers close to the proposal will suffer cooking smells from the restaurant kitchen/ smells and noise from the extractor fan won't be very pleasant.
- Privacy: The back garden of no. 31 wraps around neighbours garden on two sides. with only a 4 foot wall and fence as boundary markers between the two properties may be insufficient to protect the privacy of the two properties; "lights from cars, and outside lighting will invade on our property"
- Flooding: changing the back into a car park could make this worse.
- Effect (from competition) on August cream tea offer run for the church;
- The change in the lighting of the garden and house because of the proposed extension.
- Objection because of overshadowing to originally proposed second floor extension;
- Security light to the back of the post office when in operation. This shines directly into our bedroom windows and if anyone was to be in our garden we cannot see them for being blinded by this light since the fir trees were lowered
- "When the post office was closed by the government the shop on its own was not a viable prospect, I feel that after the first interest local support will not be there in sufficient"
- "Even when the Post Office was in use the driveway was regularly blocked by vehicles. I feel this will be an issue as there will be deliveries and customers who feel they will only be a few minutes picking up/dropping off but any parking in front of the access to No 28 can be annoying and inconvenient."
- "suggest that access to the substation be through the proposed access to the Bistro car park and a privacy fence be erected(which is a fairly small area)on the boundary to allow the continued security and privacy of No 28. I would also like some information as to the amount of LPGas bottles are to be stored at the rear of the property near to the substation"

5.0 Planning Policy

National Planning Policy Framework (NPPF) MARCH 2012

In determining applications, LPAs should:

Para 28: Support a prosperous rural community: promote the retention and development of local services and community facilities such as local shops...

Conserving and enhancing the historic environment:

Para 128.....require an applicant to describe the significance of any heritage assets affected, including any contribution made to their setting. The level of detail proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance

Para 131.....take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with

their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and the desirability of new development making a positive contribution to local character and distinctiveness

Para 132: When considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 133: Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, LPAs should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the site;
- No viable use of the heritage asset itself will be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant funding or some form of charitable or public ownership is demonstrably not possible, and;
- The harm or loss is outweighed by the benefit of bringing the site back into use;

Para 134: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Para 138: the relative significance of the element affected and its contribution to the significance of the Conservation Area;

Para 141: Requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part)...and to make this evidence (and any archive generated) publicly accessible.

Development Plan Policies

East Midlands Regional Plan 2009,

(Still extant until the relevant provisions of the Localism Act are commenced)

Policy 2: promoting better design;

Policy 3: Maintaining the distinctive character and vitality of rural communities;

Policy 27; priorities for the historic environment to identify and assess the significance of specific historic assets and their settings

North Northamptonshire Core Spatial Strategy (2008)

Policy 13: Sustainable development proposals

c) maintain and improve the provision of accessible local services and community services

o) conserve and enhance the designated built environmental assets and their setting;

Kettering Local Plan: Saved Policy: RA4. Rural Area: Restraint and Scattered Villages

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires LPAs to determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise

Section 16 (2) of the special regard is to be given to preserving the significance of the architectural and historic interest of heritage assets;

Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990: special regard to the desirability of preserving or enhancing the character and appearance of a Conservation Area

The key issues for consideration in this application are:-

(i)The principle of development which in this case is also fundamentally dependent upon consideration of the degree of harm to the significance of a designated heritage asset

Overall, the idea of supporting the rural economy with development that is sustainable is embedded into the NPPF. The Development Plan also supports development in principle that maintains and improves the provision of accessible local services.

There is certainly an understandable case for a village shop to be re-opened. The proposed commercial use would offer a facility that in many rural communities, in part is provided by a pub that serves food.

Consideration of principle, therefore, turns to the implications of the proposed

facilities as they affect two designated heritage assets, namely the listed building including its curtilage structures; and the Conservation area.

The proposals as originally submitted included four principal elements which were considered would result in significant harm. The policy on this is quite clear; such proposals must be exceptional. The fact that the building still had an alternative viable use ie residential use, meant that where there would have been significant harm to the listed building's significance and the policy is quite clear: in such cases the application would have to be refused.

However, in the following critical respects the proposals were amended so that there would be no:

- demolition of the central staircase nor its relocation to the outshut;
- The demolition of the lathe-and-plaster walls on either side of the staircase;
- The demolition of the roof to the northern outshut;
- The insertion of batten and plasterboard cladding to the internal walls.

The result was that the degree of alteration as now proposed would do "less than significant harm" It is recognised that part of one of the outshuts (the small kitchen) would be lost. The evidence from the 2nd edition OS map indicates that this was constructed between 1886-1900. However, as English Heritage pointed out, this part does not have any particular distinguishing features. This is very different from the northern outshut (the earlier of the two) which has an original timber ceiling and roof structure.

The site examination of the historic interior, as well as knowledge gained from the application and secondary sources has therefore satisfied officers that the principal objections raised by English Heritage have been addressed. The comments from SPAB and AMS were considered. In particular, regarding the loss of (part of) the late 19th century outshut. As indicated above English Heritage was able to offer helpful advice which has been taken into account the concerns of the other heritage bodies regarding this aspect.

Conservation Area

The proposed alteration within the context of the Conservation Area shows evidence of a sympathetic approach to context which is evidenced from the revised submission. The new extension is suitably proportioned and subordinate relative to the existing built form. Coursed limestone and lime mortar will be used in construction as well as new rosemary (natural) tiles.

In the context of the Conservation Area this can be said to enhance the character of the area, as well as taking account of the revised approach which will preserve the historic northern rear outshut

(ii) Detailed heritage issues:

The importance of addressing details has been recognised too in the revisions. The applicants have removed from the proposals the potentially harmful remedial works such as modern damp proofing methods that were not in

keeping with the traditional construction of this heritage asset, something that was pointed out by SPAB whose comments were of value in examining these issues.

However, a new floor can be laid without damaging the historic fabric, please see G above. Measures like secondary glazing are possible, and proposals have been put forward using "Selectaglaze series 10 sliding units in line with the recommendations of EH"

Other details such as proposed door joinery, the new proposed windows, and roof light to the new extension, as well as all materials and pointing/finishes are to be conditioned.

Archaeology

The advice of the Archaeologist will be followed and a suitable condition is recommended for the decisions.

(iii) Traffic and Parking

The submitted transport statement indicates that from a survey undertaken on 3rd December 2012 over an 8 hour period between 10.00am- 6.00pm an average of 58 vehicles per hour passed the site, and per hour an average of between 2 vehicles were parked in the road nearby. From 6pm till 11.00pm, it was observed that there were 4 vehicles parked on the road or adjacent to the site.

Whilst this is only one day's count, and the results have been queried by some local people who have sent in representations, it is nevertheless a relatively minor traffic flow.

There is no regular local bus apart from a weekly service, though nearby Geddington is connected by bus to Kettering. The applicants envisage for people in the village, the facility will be seen as accessible by foot or bicycle.

Most customers from further afield are expected to come by car or bike. There will be a rear car park for 9 spaces including a disabled space within the area of the proposed tarmac finish near the main building. Secure parking for 4 cycles is to be provided.

The Highway Authority have examined the submitted plan for parking and the statement and as stated above raised no objection.

Whilst there may be some additional traffic as a result, the size of the proposed bistro means that numbers are likely to be controlled by the number able to dine at any one time. As far the shop is concerned, it is recognised that a small retail/PO did once operate from this building which would have had a similar attraction to car users as well as pedestrians.

The provision of the on- site car park and the attraction of a central location in

the village for people to go there on foot are reasonable conclusions judged by the scale of the proposed change of use of the ground floor to the main building.

(iv) Residential and local amenity

The proximity of the car park to neighbours property is a consideration. At the northern and southern sides closest to the western side frontage, there are existing outbuildings or walls that provide a measure of screening. Further east the boundary of post and wire fence or similar does not screen but the separation distances from neighbours are greater, including the retention of green areas and existing trees on the site itself. Along small sections some additional boundary screening is being considered, to be dealt with by condition.

The comings and goings may extend till late at the weekends but the scale of the use is not expected to give rise to undue noise, and customers will be advised to consider neighbours, as is common in quieter areas.

The other principal issues affecting residential amenity is the noise from extraction system or from cooking smells.

The Environmental Health Officers have examined these issues and have recommended suitable conditions to ensure that the kitchen ventilation and extraction does not adversely affect in particular the occupier of the first floor, as well as other near neighbours.

NB: The provision of a satisfactory extraction system will also need to ensure that any external apparatus does not look out of character nor is visually detrimental to the heritage assets described earlier. Any extraction system including appearance will be conditioned

In addition a satisfactory scheme for the sound insulation of the proposed kitchen will be required and the noise attenuation will have to be tested and found satisfactory. This too is being conditioned as part of any planning permission that may be approved.

(v) Other considerations

Occupancy of the upstairs accommodation to be restricted to an employee, probably the chef of the Bistro/teashop as the proposed kitchen facilities in the upstairs accommodation are not adequate in terms of space and provision of equipment for more than occasional/minimal use by the intended occupiers in the manner they are proposing in conjunction with the commercial kitchen below. Should the domestic accommodation be occupied by a household not connected to the business and access to the kitchen below required this creates conflict between domestic and commercial use.

The energy efficiency measures that are suitable for this building are those that also allow the significance of the architectural and historic interest of the heritage asset to be preserved, and are thus sustainable.

Conclusion:

As revised the proposals provide a positive and at least for some local people a welcome facility to the village. This is in line with the policies identified above. The proposed alterations will not cause less than significant harm which is weighed by the recognised public benefits. All other material considerations have been addressed, and therefore, subject to the conditions stated, it is recommended that planning permission and listed building consent be granted.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes
Ref:
Date:
Peter Chaplin, Development Manager on 01536 534316

SITE LOCATION PLAN

Old Post Office, 31 Main Street, Grafton Underwood
Application No.: KET/2012/0687



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