

BOROUGH OF KETTERING

Committee	Full Planning Committee - 12/03/2013	Item No: 5.4
Report Originator	Peter Chaplin Development Manager	Application No: KET/2012/0690
Wards Affected	Queen Eleanor and Buccleuch	
Location	Old Post Office, 31 Main Street, Grafton Underwood	
Proposal	<p>Application for Listed Building Consent: As amended: Demolition of part of rear south east outshut (extension) and making good; erection of single storey extension in its place; retention of northern rear outshut; insert new door& architrave to replace 6 pane window opening, alteration to internal wall to retain outshut; cut back walls to hallway (retaining nibs and lintel and existing stair and its support); installation of staircase in existing rear outshut with new opening/ door through first floor wall; clear bradstone fireplace and install wood burner, exposure of stonework;remove parts of lath and plaster corridor and side walls and door to lounge leaving staircase support; install oak timber lintel/ beams and alteration to brick. Creation of bathroom at first floor including w.c.'s, and stud walls; Ground floor: remove concrete screed floors, excavate and lay 150mm clean hardcore, insulate DPM and new slab; add secondary glazing.</p>	
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 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 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 the special character of the heritage asset and in accordance with NPPF section 12.

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.

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, in accordance with NPPF section 12.

5. The secondary glazing system hereby approved shall be in accordance with the Selectaglaze series 10 details submitted, and shall remain a reversible alteration.

REASON: In the interests of preserving the architectural/historic interest of the listed building, in accordance with NPPF section 12.

6. No works of internal wall dry lining, nor electro-osmosis DPC, nor insulations and DPC nor similar measure are hereby permitted. The works to provide DPM as part of the flooring on the ground floor are permitted.

REASON: In the interests of preserving the architectural/historic interest of the listed building, in accordance with NPPF section 12

7. No works shall take place until have been submitted to and approved in writing by the Local Planning Authority, a schedule of works for the proposed fitting of the wood burner, gas boiler, meter boxes and other permanent fixtures requiring the fabric of the building to be altered. All approved alterations to building fabric shall be made good using the materials to match those altered. The works 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, in accordance with NPPF section 12

Notes (if any) :-

NONE

Justification for Granting Planning Permission

N/A

Officers Report

The officers report under reference KET/2012/0687 (Item No. 5.3) is also the report for KET/2012/0690 (Item No. 5.4).

Background Papers

Title of Document:

Date:

Contact Officer:

Peter Chaplin, Development Manager on 01536 534316

Previous Reports/Minutes

Ref:

Date:

SITE LOCATION PLAN

Old Post Office, 31 Main Street, Grafton Underwood
Application No.: KET/2012/0690



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