

BOROUGH OF KETTERING

Committee	Full Planning Committee - 07/05/2013	Item No: 5.5
Report Originator	Rebecca Collins Senior Development Officer	Application No: KET/2013/0142
Wards Affected	Burton Latimer	
Location	71A Church Street, Burton Latimer	
Proposal	Application for Conservation Area Consent: Demolition of outbuildings on site. Retention of barns and boundary walls	
Applicant	Berrys	

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. No works of demolition shall commence on site until the contract for carrying out the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides and the redevelopment shall be commenced within 3 months of the commencement of the demolition.

REASON: To accord with Section 17(3) and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to protect the character and appearance of the Conservation Area in accordance with policy 12 of the NPPF and policy 13 of the North Northamptonshire Core Spatial Strategy.

3. This consent does not permit the demolition of those buildings as shown by hatched lines on plan labelled LPA1 dated 23.02.2013 and attached to this decision notice.

REASON: To protect the character and appearance of the Conservation Area in accordance with policy 12 of the NPPF and policy 13 of the North Northamptonshire Core Spatial Strategy.

4. No works shall commence on site until a scheme to secure the safety, stability and appearance of the stone boundary walls to the south and east of the application site, which are to be retained, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall, where appropriate, include measures to strengthen the walls and/or provide protection against the weather during the progress of the works. Thereafter the works shall not be carried out other than in accordance with the approved details. Any works of repair necessary to the stone walls shall be carried out in materials to match the existing within 3 months of the demolition of the buildings attached to the walls.

REASON: To ensure the preservation of the boundary walls to protect the character and appearance of the Conservation Area in accordance with policy 12 of the NPPF and policy 13 of the North Northamptonshire Core Spatial Strategy.

5. All materials obtained from the demolition authorised by this consent shall be permanently removed from the site within 3 months of demolition being commenced

REASON: In the interests of the character and appearance of the Conservation Area in accordance with policy 12 of the NPPF and 13 of the CSS.

Justification for Granting Planning Permission

Not applicable

Officers Report

3.0 Information

Relevant Planning History

KET/2012/0483 – Erection of 4 dwellings with associated car parking (withdrawn)

KET/2012/0484 – Conservation Area Consent – Demolition of buildings (withdrawn)

KET/2008/0670 – Detached house and garage (approved)

KET/2005/0303 – One detached dwelling (refused)

KET/1983/0988 – Car spraying (refused)

Site Description

Officer's site inspection was carried out on 02/04/2013.

The application site consists of a reasonably large site, previous a garage with a number of buildings located on the edges of the site around a large concrete area to the centre. Towards the rear of the site is a two-storey cart barn constructed of ironstone with slate roof and two sets of large full height sliding timber double doors. There are no further openings to the front elevation but a timber hatch to first floor, side (eastern elevation) facing the immediate rear garden of number 73. The majority of the rear elevation is hidden by existing trees and vegetation.

To the western side of the site is a single storey limestone barn with ironstone detailing and timber infilling on the front elevation. There is a single storey concrete double garage behind this barn (to be removed), a lean to, single storey brick structure to the front (southern elevation of the site – to be removed) and a brick rendered single storey lean to structure to the eastern boundary of the site with corrugated metal roof (to be removed). The single storey structures to the east and south of the site lean against the existing lime and ironstone boundary walls, which are approximately 1.8 metres in height and are to be retained. To the rear of the site (north) is a further concrete and corrugated roof double garage.

The site is located in the Burton Latimer Conservation Area in the historic core of Burton Latimer. Adjacent to the west of the site, attached to single storey barn to be retained is a row of two-storey limestone terrace cottages with ironstone detailing, abutting the public highway. On the eastern side of the site is an access to properties to the rear of number 73, and a further single storey triple garage.

Number 73, adjacent to the site is a large ironstone property with wooden sash windows, set back from the public highway with projecting front gable and railings abutting the highway.

The majority of buildings in the street are limestone properties with timber windows and doors, which abut the pavement. There is

evidence of other barn conversions along the street scene which reflect the character of this part of the Conservation Area and Burton Latimers agricultural past. There is strong sense of enclosure in the street scene through properties abutting the highway or stone walls providing the same function.

Proposed Development

The application is for Conservation Area consent for the demolition of two double garages (one to the rear/north of the site and one to the western boundary of the site) and two brick buildings (one to the south and one to the east of the site).

The stone boundary walls and the two storey ironstone cart barn and single storey stone barn to the western side of the site are to remain.

Any Constraints Affecting the Site

Burton Latimer Conservation Area
Setting of the Conservation Area
Setting of locally Listed Buildings
C Road

4.0 Consultation and Customer Impact

Parish/Town Council

No objection.

5.0 Planning Policy

National Planning Policy Framework

Policy 12 – Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 13 – General sustainable development principles

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

1. Impact on the character and appearance of the Conservation Area

1. Impact on the character and appearance of the Conservation Area

Section 72 of the Planning and Listed Buildings Act 1990 places a duty on all local planning authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of the

Conservation Area.

The application site lies within the Designated Burton Latimer Conservation Area. The National Planning Policy Framework policy 12, paragraph 133 states 'where a proposed development will lead to . . . total loss of significance of a heritage asset, Local Planning Authorities should refuse consent, unless it can be demonstrated that the loss is necessary to achieve substantial public benefits that outweigh that loss'. The Framework goes on to say in paragraph 134 that 'where a development proposal would lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal'.

This site is located within the Burton Latimer Conservation Area and would involve the removal of two double garages one to the rear of the existing two storey cart barn. This building is rendered with corrugated metal roof and not visible from the public realm, it has no historic significance and does not preserve or enhance the character of this part of the Conservation Area. The removal of this building is considered acceptable on this basis. There is another double garage within the application site which is partially obscured from view from the public realm by the existing 2 metre high stone boundary walls and existing buildings. This building is also block and render with corrugated metal roof and fails to enhance the character of the Conservation Area, in fact when visible detracts from the character of the existing two storey cart barn, which has local historic significance.

There are two lean to buildings, attached to the stone boundary walls to the south and east of the site. Both buildings are brick, one is rendered. Views to these buildings are obscured by the existing boundary walls and only visible from the vehicular access to the site. These buildings are much later additions to the ironstone cart barn and single storey stone barn, due to their positions they contribute little to the character and appearance of the Conservation Area and provided they are removed without disruption to the stone boundary walls then their loss is unlikely to have a significant impact on the character and appearance of the Conservation Area.

In addition, given the quality of the scheme as proposed in application reference KET/2013/0126, which proposes to sympathetically convert the existing barns and retain stone boundary walls, it is considered that the proposal would actually enhance the character and appearance of the Conservation Area in this location. The Conservation Area appraisal for Burton Latimer states that new development along Church Street should fit with the rural context of this area and relate to the established grain of development by respecting the street pattern and built form. The use of materials should match in appearance or compliment the existing and include ironstone, limestone and Welsh slate. The proposed scheme involves the conversion of existing, previously rural buildings and the planning application requires materials

to be submitted to ensure the character and appearance of the Conservation Area is preserved and enhanced.

Providing the demolition of these buildings is tied by conditions to the future development of the site to ensure that the area is enhanced by a scheme such as that shown in application reference KET/2013/2/0126. This proposal would serve to enhance the character and appearance of the Conservation Area through the conversion of historic, rural buildings which add to the significance of the area and locally Listed Buildings, this is in accordance with policy 12 of the NPPF and policy 13 of the CSS.

Conclusion

The demolition of the two double garages and lean to buildings to the east and south of the site is considered acceptable in accordance with policy 12 of the National Planning Policy Framework provided that a condition is applied requiring no demolition works until a contract for the carrying out of works for the re-development of the site within 3 months of demolition. The proposed redevelopment as shown in application KET/2013/0126, or another appropriate scheme, provided the boundary walls are retained, would preserve and enhance the character and appearance of the Conservation Area in accordance with Section 72 of the Planning and Listed Buildings Act 1990, policy 12 of the Framework and policy 13 of the North Northamptonshire Core Spatial Strategy.

Background Papers

Title of Document:

Date:

Contact Officer:

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Previous Reports/Minutes

Ref:

Date: