

Listed Building Consent Delegated Report



South
Northamptonshire
Council

Application Details

1	Application No.	S/2019/1583/LBC	
2	Case Officer	Geraldine Hardcastle	
3	Site Address	Firs Farm 27 London Road Old Stratford MK19 6AB	
4	Proposal	Glazed link between main house and barn	
5	Statutory Expiry Date	9 October 2019	
6	Ward:		
7	Councillors:		
8	Consultation Expiry Date	Consults date: 9 September 2019 Re-consults date:	
9	Amended plans	Have amended plans been received?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
		If yes, the changes were: To reduce the height of the glazed link and set it back from the frontage and remove the section of glazing in front of the barn to make it more subservient.	

Relevant Planning History

11	Site History		
12	Pre-Application Advice	Has pre-application advice been sought for this proposal?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
		If yes, the details of this were:	

Relevant Planning Policies and Considerations

13	Development Plan	<ul style="list-style-type: none"> • South Northamptonshire Local Plan 1997 (SNLP) G3, EV12, EV13, • West Northants Joint Core Strategy (JCS) BN5 • Local Plan Part 2 (Submission Draft)¹ HE5
14	Material Considerations	<ul style="list-style-type: none"> • National Planning Policy Framework (NPPF) • Planning Practice Guidance (PPG) • Supplementary Planning Guidance and Documents (SPGs/SPDs) - Residential Extensions, Listed Buildings • Conservation Area Appraisal Document • Village Design Statements and Guidance • SNC Design Guide • Corporate Priorities² - Protected, Green & Clean, Thriving Communities & Wellbeing, Opportunity & Growth
15	Equalities Act	Due regard has been taken to South Northamptonshire Council's equality duty as contained within the Equalities Act 2010.
16	Human Rights Act 1998 Considerations	There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.

Summary of Consultation and Neighbour Responses		
17	Town/Parish Council	Old Stratford Parish Council have raised no objections.
18	Consultations	<p>Conservation Team:</p> <ul style="list-style-type: none"> The removal of the modern external stair will be an enhancement better revealing the principle elevation of the outbuilding. Not adverse to the principle of a glazed link, however, concerned about the scale and positioning. Any link should be subservient in height and positioned within the gables of both buildings. The overlapping two storey glazed links appears awkward failing to continue the linear form. A slightly reduced link in height and width set within the gables of both buildings would be acceptable. Any glazing frames should be properly aligned to follow up and over the building. Some form of screening may be appropriate, although details should be sought prior to determination. The internal alterations to the access to garage and garden store relate to a later part of the building of limited interest and are not considered to harm the significance of the building. Within the outbuilding it is proposed to remove the spiral stair, reform some spaces to form a boot room / wc and office / lobby. Again, these works relate to a later part of the building of limited interest and are not considered to harm the significance of the building. Satisfied that the amended plans which show a more subservient glazed link and overcome the concerns.
19	Neighbours	a) Have any letters have been received from neighbours/third parties? If N, skip to question 20, if Y, go to question (b) below <div style="float: right;"><input type="checkbox"/> Y <input checked="" type="checkbox"/> N</div>
		b) List the addresses of the neighbours who have commented and summarise their concerns:
Case Officer Assessment		
20	Impact on Listed Building and/or its setting	a) Have you had special regard to the desirability of preserving the Listed building or its setting or any features of special architectural or historic interest which it possesses? ³ <div style="float: right;"><input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA</div>
		b) Is the significance of the Listed Building considered to lie primarily in its age, vernacular construction and form, survival of the historic fabric, plan form and features with the building being a good example of this type of vernacular building? <div style="float: right;"><input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA</div>
		c) Is the proposed development considered to result in limited less than substantial harm to the significance of the Listed Building? <div style="float: right;"><input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA</div>
		d) Is any less than substantial harm caused by the development (such as loss of historic fabric or modest extensions) outweighed by the long term or public benefits , such as the preservation of the building? <div style="float: right;"><input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA</div>
	Comments (if any): The amended plans are now subservient and respect the character of the listed building and, subject to conditions, are not considered to cause any harm to this heritage asset.	

21	Response to Comments	The above report incorporates the concerns of the Parish Council, consultees and/or neighbours. If no, the response to other matters raised by Parish Council, consultees and/or neighbours are detailed below.	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	
		Comments (if any):		
Conclusion				
22	Conclusion	The proposals are considered to preserve/enhance the historic fabric, character, appearance and features of architectural and historic interest of this listed building and its setting. The proposal will not cause harm to, or loss of, the significance of the heritage asset or its setting and the proposal therefore complies with advice in the NPPF, the policies referred to above and the Council's Corporate Priorities.		
Recommendation				
23	APPROVE	Subject to the conditions and reasons set out on the attached decision notice.	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
	REFUSE	For the reasons set out on the attached decision notice.	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Authorisation				
24	Case Officer	Geraldine Hardcastle	Date:	23 rd October 2019
	Authorising Officer	DCA	Date:	29/10/19

Notes	
1	<p>Part 2 Local Plan</p> <p>The draft South Northamptonshire Part 2 Local Plan was submitted to the Planning Inspectorate for Examination on 22nd January 2019. The examination was held during the two weeks commencing 10th and 17th June 2019. The Inspector's Final Report is awaited once consultation on the Main Modifications has been carried out. In accordance with Paragraph 48 of the National Planning Policy Framework (NPPF) the Council may now give weight to relevant policies in the draft Plan according to:</p> <ul style="list-style-type: none"> a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given); b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given) <p>As the Plan was submitted prior to 24th January 2019, in accordance with Paragraph 214 of the NPPF consistency should be tested against the previous Framework published in March 2012.</p>
2	<p>Council Corporate Priorities:</p> <p>South Northamptonshire Council's Business Plan for 2019-20 sets out the Council's three strategic priorities which form our overarching business strategy. Below these are the key actions for the year 2019-20. This is a strategy which looks to the future taking into account the priorities and aspirations of</p>

	<p>the communities who live and work in the district.</p> <p>The three corporate priorities are to ensure the District is “Protected, Green & Clean”, is a place which supports “Thriving Communities & Wellbeing”, and is a District of “Opportunity & Growth”. All three priorities are of significance to the determination of planning applications and appeals. Below these priorities, the key actions which are of most relevance to planning applications and appeals are: (1) deliver the Local Plan; (2) increase tourism and increase employment at strategic sites; (3) develop our town centres; (4) protect our built heritage; (5) protect our natural environment; (6) promote environmental sustainability; (7) promote healthy place shaping; (8) delivery innovative and effective housing schemes; and (9) deliver affordable housing.</p> <p>The remaining key actions may also be of significance to the determination of planning applications and appeals on a case by case basis.</p> <p>The above corporate priorities are considered to be fully compliant with the policy and guidance contained within the National Planning Policy Framework and National Planning Practice Guidance.</p>
3	<p>Section 16(2) of The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the duty of Local Planning Authorities (when considering whether to grant listed building consent) to 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.</p>