KETTERING BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 5(4) APPLIES

WHEREAS the Council of the District of Kettering being the appropriate local planning authority within the meaning of article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995, are satisfied that it is expedient that development of the description(s) set out in the Schedule below should not be carried out on land shown edged red on the attached plan, unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990,

AND WHEREAS the Council consider that development of the said description(s) would be prejudicial to the proper planning of their area and would constitute a threat to the amenities of their area and that the provisions of paragraph 4 of article 5 of the Town and Country Planning (General Permitted Development) Order 1995 apply,

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the description(s) set out in the Schedule below.

THIS DIRECTION is made under article 4(1) of the said Order and, in accordance with article 5(4), shall remain in force until (being six months from the date of this Direction) and shall then expire unless it has been approved by the Secretary of State for the Environment.

FIRST SCHEDULE

Land and buildings situate and known as number 82 High Street, Broughton in the County of Northampton.

SECOND SCHEDULE

Alteration and replacement of windows and doors or any associated feature or fitting being development comprised within Class A of Part 1 of the Schedule 2 to the said Order and not being development comprised within any other class.

Given under the Common Seal of Kettering Borough Council this day of 1996

The Common Seal of the Council was affixed to this Direction in the presence of:-

Head of Legal Services/Principal Legal Officer (Proper Officer for this purpose)
ARTICLE 4 DIRECTION

82 HIGH STREET, BROUGHTON.

STATEMENT OF JUSTIFICATION

82 High Street, Broughton, also known as The Firs, is a substantial squared and coursed stone early nineteenth century dwellinghouse. It is three storey with a central door flanked by ground floor bays in the front elevation. This elevation also features sash windows, some of which are unhorned.

The dwelling is in a prominent elevated position in the High Street and contributes to a group of properties including a stone cottage opposite and a C19 terrace of cottages adjacent. These are likely to be included in the Broughton conservation area, which is programmed for consideration during 1997/98 through the Local Plan review.

Local window manufacturers have indicated that the owner of the property is considering replacing windows in the front elevation with UPVC windows. It is considered that the loss of traditional windows would seriously erode the character of this individual property which contributes so significantly to this area of Broughton. Furthermore, this authority has no confidence that the replacement windows in UPVC would faithfully match the existing timber frame proportions, glazing bar detailing, reveal depths etc..

Conclusion

It is respectfully suggested that the replacement of the windows in the front elevation of this property would seriously affect the overall appearance of the building and the street scene in general.