TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1973 TO 1974

ARTICLE 4 TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1973

WHEREAS

(1) The Administrative Council of the Borough of Kettering (hereinafter called "the Council") as local planning authority is satisfied that it is expedient that development of certain of the classes specified in Schedule 1 of the above-named Order should not be carried out on the land hereinafter described unless permission is granted on an application in that behalf since such development would be prejudicial to the proper planning of the area and would constitute a threat to the amenities of the area.

(2) The Council considers that the circumstances enabling the Council to make the Direction hereinafter appearing have arisen.

NOW THEREFORE

1. The Council hereby directs that the permission granted by Article 3 of the above-named Order shall not apply to all or any development specified in Classes I and II of Schedule 1 to the above-named Order upon the land known as Numbers 4 and 6 Queen Street Geddington in the County of Northampton (which said land is for the purpose of identification only delineated on the attached plan and thereon surrounded by a heavy black line).

2. This Direction is made in pursuance of the provisions of paragraph 3 (b) of the said Article 4 and shall remain in force for the six months from the date hereof and shall then expire unless it shall have been approved by the Secretary of State prior to the said date.

THE GREAT SEAL of the Council was hereunto affixed on the Twelfth day of August One thousand nine hundred and seventy-six

R.S.

(362) R.S. Sexton
Borough Secretary and
Proper Officer for this function
Article 4 Direction 4/6 Queen Street, Geddington

Statement of Reasons

Description of Site and Environs

Geddington is a village characterised by a pattern of narrow streets centred upon the Queen Eleanor Cross, which is an ancient monument and a grade I listed building. Queen Street is one of those narrow streets leading from the bridge over the River Ise (a grade II listed building) to the Stamford Road (A43).

The village has considerable character. It contains a number of listed buildings and has been identified in a county wide survey as a potential conservation area. A study is currently being carried out and it is hoped to produce a report containing a designation recommendation later this year. It is anticipated that 4/6 Queen Street will be within the area recommended for designation as a conservation area.

Part of the property is mentioned on the Provisional List of Buildings of Architectural or Historic Interest as part of the following extract:

<table>
<thead>
<tr>
<th>Street and No. on map</th>
<th>Grade</th>
<th>Item</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/117</td>
<td>III</td>
<td>Group of Cottages on both sides of the road at the south end of the bridge</td>
<td>C.17 and later, limestones and pale sandstones - all 2 storey (some having been raised up). On the East side the cottages are thatched, on the west side the roofs are corrugated iron and slate. One house retains two 3 light mullioned windows in the gable end which faces the roadway. There are a few remnants of stone chimney stacks - but mainly late brick. An attractive grouping and the more so as it forms a setting for the bridge and the houses and the church beyond it.</td>
</tr>
</tbody>
</table>

No. 4/6 is the house (at some time it was two dwellings) which has the two mullioned windows in the gable end which faces the roadway. It is a two storey building with a Welsh slate roof.
Grounds for Direction

4/6 Queen Street is at present unoccupied. A prospective purchaser has submitted an application under the Building Regulations 1972 in respect of a proposal to build a brick flat roofed garage on the frontage of the property. He has been advised that such a proposal is unlikely to receive planning permission.

It would be possible, however, for a garage to be constructed behind the forward most part of the flank wall of the dwelling, which would be granted consent by virtue of the Town and Country Planning General Development Order 1973. Any new building on this prominent site would need to be very sympathetically designed and it is considered an Article 4 Direction is essential to ensure the Local Planning Authority has sufficient control.