BOROUGH OF KETTERING

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

22 and 24 Queen Street, Geddington, Northamptonshire

Article 4 Direction

WHEREAS the Kettering Borough Council being the appropriate Local Planning Authority within the meaning of Article 4 of the Town and Country Planning General Development Order (hereinafter referred to as "the Order") are of the opinion that development of the description(s) set out in the Schedule hereto should not be carried out on land at 22 and 24 Queen Street Geddington Northamptonshire being the land shown coloured red on the plan annexed hereto unless permission therefore is granted on application made under the Town and Country Planning General Development Order 1988.

WHEREAS the Council are further of the opinion 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 said Order should apply to this Direction.

NOW THEREFORE the said Council in pursuance of the powers conferred upon them by the said Article 4 hereby direct that the permission granted by Article 3 of the Town and Country Planning General Development Order 1988 shall not apply to development on the said land of the description(s) set out in the Schedule hereto.

THIS DIRECTION is made in pursuance of the provisions of Paragraph 4 of Article 5 of the said Order and shall remain in force until 12th October 1992 (being six months from the date of this Direction) and will then expire unless it has been approved by the Secretary of State for the Environment before that date.
THE SCHEDULE

The following class of development comprised within Part 1 referred to in Schedule 2 to the said Order and not being development comprised within any other class:—

(i) Class A  The enlargement, improvement or other alterations to the dwellinghouses;

(i) Class C  Any other alterations to the roof of the dwellings.

Dated: 13 April 1992

THE COMMON SEAL of KETTERING BOROUGH

COUNCIL was hereunto affixed in the presence of:

Borough Solicitor

Proper Officer for this Purpose:

The Secretary of State for the Environment hereby approves the foregoing direction.

Signed by authority of the Secretary of State

8 October 1992

A Regional Controller in the Department of the Environment.
Article 4 Direction

22-24 Queen Street, Geddington

Statement of Justification

No. 22 Queen Street, Geddington is a red brick and stone semi-detached Victorian property within the designated Conservation Area of Geddington. It is a modest dwellinghouse fronting directly on to the footpath on the north west side of Queen Street and the symmetrical fenestration pattern, plinth, end pier, window heads, dentilated eaves course, decorated chimney stack and light headers in the Flemish bond brickwork contribute to a pleasing general appearance. The 4 windows on the front of this property are 6/6 unhorned sashes of particularly typical light and elegant form.

No. 24, whilst reflecting the character of No. 22 has suffered from replacement windows in the past and both properties have had front door replacements many years ago. Both properties are in the same ownership.

An application for a historic building grant for re-roofing No. 22 in natural welsh slate was received on 9th March, 1992 and a grant offer was made by Kettering Borough Council and Northamptonshire County Council under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. In discussions with the owner the local planning authority became aware of a threat to replace the windows to the frontage with upvc double glazed units. Attempts were made to encourage grant aid conservative repair of the windows but these proved unsuccessful. Since that time the threat has materialised in the form of a planning application, KE/92/0261 (copy attached), received on 23rd April, 1992 which proposes, inter alia, to replace the windows to the front elevation of No. 22 with upvc double glazed units.

Policy consideration

Policy 18 (as modified) of the Local Plan for Kettering Borough, which reflects the statutory duty of the Local Planning Authority to preserve and enhance the character and appearance of the designated conservation area, is considered to be the principally relevant policy in respect of this application.

It is the Local Planning Authority's duty to seek the protection and preservation of traditional design and materials in conservation areas, embodied in DOE circular advice. In this respect the contribution to the street scene in this part of the conservation area made by the existing traditional windows is considered to be of paramount importance. Therefore, a presumption exists for either the retention and repair of the existing windows or, where it is demonstrated that repair is not possible, the replacement by 'like for like' timber windows which effectively match the character of the original.

For this reason it is considered that the proposed alterations to the front elevation, including a white upvc front door would cause harm to the character and appearance of the conservation area.

Conclusion

It is respectfully suggested that the above represents a serious threat to the character and original integrity of traditional elements of these Victorian properties in the Conservation Area of Geddington which would be seriously detrimental to the character and appearance of the street scene.