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 in pursuance of the provisions of paragraph 4 of article 5 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 17th January 2002 (being six months from the date of this Direction) and shall then expire unless it has been approved by the Secretary of State for Transport, Local Government and the Regions.

FIRST SCHEDULE

All that land and buildings erected thereon being situate and comprised within the "Village Street" as is more particularly shown for purposes of identification only and thereon edged red on the 1:2500 scale plan attached hereto (titled "Development Plan") such Village Street itself being situate and comprised within the "Mawsley New Village" development in the County of Northampton as is more particularly shown for purposes of identification only and thereon edged red on the 1:10000 scale plan attached hereto (titled "Article 4 Mawsley")

SECOND SCHEDULE

Alteration and replacement of windows, doors (including frames), fascia, soffit and barge boards and the erection of extensions and porches/canopies or any associated feature or fitting being development comprised within Classes A and D of part 1 of the Schedule 2 to the said Order and not being development comprised within any other class;

The installation of a satellite antenna being development within Class H of part 1 of the Schedule 2 to the said Order and not being development comprised within any other class.

Alterations to the roof being development within Classes B and C of part 1 of the schedule 2 to the said Order and not being development comprised within any other Class;

The erection or alteration of any means of enclosure to the front of the property and/or that which adjoins any publicly adopted land (for example public open space or the adopted highway) being development within Class A of part 2 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 Eighteenth day of July 2001.

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

[Signature]

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

VILLAGE STREET, MAWSLEY NEW VILLAGE

STATEMENT OF JUSTIFICATION

Mawsley New Village is a strategic development proposal comprising of a settlement of 750 dwellings with associated community, leisure and infrastructure provision. This has evolved through the Development Plan process and is the subject of a specific Local Plan Policy and supporting Supplementary Planning Guidance. A detailed Master Plan and Environmental Statement was submitted and approved as part of the outline planning application in 1995. This provides guidance on the form of detailed proposals, including its design and appearance. The essence of the design objectives is to avoid typical estate type development in favour of a more traditional approach to recreate the feel and environmental quality of an established village.

The "Village Street" forms one of several areas of development and is situated alongside one of the two principal through routes leading to the centre of the settlement. Approval of Reserved Matters has been granted for a design that reflects the traditional qualities of established village centres, both in broad and more detailed terms. On a wider scale the development has been modelled to create variety, enclosure, traditionally formed buildings and a grain that reflects the qualities of established village centres. At a more detailed level, materials, detailing and boundary treatments have been secured to reflect and reinforce traditional character. Materials selected for this part of the village include the use of natural stone and slate, in conjunction with sympathetic man made materials. The use of uPVC for windows, doors, eaves and porches has been avoided because it is considered inappropriate in this setting.

As a consequence, it is considered that the piecemeal replacement or alteration of these elements of the design with unsympathetic alternatives and the uncontrolled erection of extensions, porches and canopies would erode the character of the street scene and undermine the quality of the development. Similarly, the uncontrolled siting of satellite antennae would have a detrimental effect upon the visual appearance of the street scene and lead to a diminution of the character of the settlement. This would undermine the design objectives established through Local Plan Policy, Supplementary Planning Guidance and the approved Master Plan, which have been secured in the detailed design of this development.

Conclusion

It is respectfully suggested that the uncontrolled erection, alteration and/or replacement of the features outlined above and the uncontrolled siting of satellite equipment would cumulatively result in serious harm to the overall character and appearance of the development. This would be detrimental to the new village concept set out in planning policy, supplementary planning guidance and the New Village Master Plan. For this reason it is considered that the imposition of an Article 4 Direction is necessary.
SCHEDULE OF AREAS:

Housing, incl. access roads & incidental amenity space. 34.28 HA.
Village Centre, incl. School & nursery site. 1.89 HA.
Employment area. 0.38 HA.
Woodland areas. 4.38 HA.
Balance, (open space, district roads, natural features). 14.88 HA.
Total 55.60 HA.