BOROUGH OF KETTERING
TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING
GENERAL DEVELOPMENT ORDER 1988 (AS AMENDED)

WEST LODGE, 8 GIPSY LANE, KETTERING
ARTICLE 4 DIRECTION 1990

WHEREAS:

(1) The Administrative Council of the Borough of Kettering in the County of Northampton (hereinafter referred to as "the Council") being the Local Planning Authority for the said Borough within the meaning of Article 4 of the Town and Country Planning General Development Order 1988 (as amended) (hereinafter referred to as "the Order") is satisfied that it is expedient that development of the description set out in the Schedule hereto should not be carried out on the land known as West Lodge, 8 Gipsy Lane, Kettering in the said County (hereinafter referred to as "the Property") as the same is more particularly shown edged red on the plan annexed hereto unless permission therefor is granted on application made under the Order.

(2) The Council is further of the opinion that development of the said description set out in the Schedule hereto would be prejudicial to the proper planning of its area and that the provisions of Paragraph 4 of Article 5 of the said Order should apply to this Direction.

NOW THEREFORE the Council in pursuance of the powers conferred upon it by the said Article 4 of the Order hereby directs that the permission granted by Article 3 of the Order shall not apply to development on the Property of the description set out in the Schedule hereto.

THIS DIRECTION is made in pursuance of the provisions of Paragraph 4 of Article 5 to the said Order and shall remain in force for a period of six months from the date hereof and will then expire unless it has been approved by the Secretary of State for the Environment before that date.

THIS DIRECTION may be cited as "the Borough of Kettering (West Lodge, 8 Gipsy Lane, Kettering) Article 4 Direction 1990"

THE SCHEDULE

The carrying out of all or any development comprised within Parts 1 and 2 referred to in Schedule 2 to the Order.

Given under the Common Seal of the Council this 24th day of May One thousand nine hundred and ninety

THE COMMON SEAL of THE ADMINISTRATIVE

COUNCIL OF THE BOROUGH OF KETTERING

was hereunto affixed in the presence

of:-

Christopher Taylor

Borough Solicitor (Services) Proper Officer for this Function
Description of the Site and its Environs

West Lodge, 8 Gipsy Lane, Kettering is located on the left hand side of Gipsy Lane on the approach to the junction with the busy A43 trunk road. The property comprises a large detached dwellinghouse built in 1891 by John Alfred Gotch, a renowned local architect, for his personal use as a residence. John Alfred Gotch was also responsible for the design of an adjacent property known as "Elm Bank", Northampton Road, Kettering which is owned by the County Council and is a Grade II Listed Building. It is considered that from an architectural point of view the premises at 8 Gipsy Lane are far superior in quality to those at Elm Bank and it is feared that the building could be vastly altered by an unsympathetic owner/developer. However, in spite of an application for the listing of the property, the Secretary of State has declined to list this building.

Gipsy Lane is very much a residential road with many large dwellings of individual design. Gipsy Lane is tree lined and the house at No. 8 stands within a large plot of land which being well landscaped provides a complimentary setting for the house.

The house itself is made of local red Kettering bricks in stretcher bond brickwork with a wealth of stone detailing, red clay tiled roof and black cast iron gutters and downpipes.

Grounds for Direction

West Lodge, 8 Gipsy Lane has been sold on the open market recently and two applications for planning permission relating to major building works have recently been refused by Kettering Borough Council. It is considered that any form of alteration or extension would have a serious detrimental effect on the special historic and architectural integrity of the property as a whole. It is therefore important that the Local Planning Authority should be able to exercise control over development which would normally be subject to permitted development rights to enable it to ensure that any development taking place is sympathetic to the character of the house and its grounds. For these reasons it is considered essential that an Article 4 Direction is made in respect of this property.