ARTICLE 4(1) DIRECTION
TOWN & COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) ORDER 1995

KETTERING BOROUGH COUNCIL

Direction under Article 4(1) of the General Permitted Development
Order 1995 restricting Permitted Development

1. Kettering Borough Council ("the Authority") is the local planning
authority in respect of the area of land specified in this Direction.

2. The Authority is satisfied that it is expedient that the development
described in Schedule 2 to the Town and Country (General Permitted
Development) Order 1995 ("the Order") and specified in this Direction
should not be carried out unless planning permission is granted for it
on an application to the Authority.

NOW THEREFORE the Authority in pursuance of Article 4 of the Order and
all other powers thereby enabling

DIRECTS THAT

1. The permission granted by article 3 of the Order shall not apply to
development specified in the First schedule to this Direction in the area
specified in the Second Schedule to this Direction ("the Land").

2. THIS DIRECTION is made under Article 4(1) of the said Order and, in
accordance with Article 5(4), shall expire at the end of six months from
the date upon which it is made, unless approved within that period by
the Secretary of State for Communities and Local Government.

3. The Direction shall, in accordance with article 5(10) of the Order, come
into force in respect of any part of the Land on the date on which notice
of the making of the Direction is served on the occupier of that part of
the Land or, if there is no occupier, the owner.

4. If the Authority consider that individual service on the owners or
occupiers of the Land is impracticable because the number of the them
makes such service impracticable or because it is difficult to identify or
locate one or more of them, the Authority shall publish a notice of
making of the Direction in a newspaper circulating in the locality in
which the Land is situated and, in accordance with article 5(15) of the
Order, the Direction shall come into effect on the date on which the
notice is first published.
First Schedule

Alteration and replacement of windows, doors (including frames), fascia, soffit and barge boards or the application of render or cladding on the North, South, or East elevations being development comprised within Class A of Part 1 of Schedule 2 to the said Order and not being development comprised within any other class.

The insertion of new window and door openings on the North, South, or East elevations and the demolition of chimneys 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;

The erection of extensions or porches/canopies or any associated feature or fitting on the North, South, or East elevations being development comprised within Class D of Part 1 of Schedule 2 to the said Order and not being development comprised within any other class;

The painting of the exterior of the property on the North, South, or East elevations being development comprised within Class C of Part 2 of Schedule 2 to the said Order and not being development comprised in any other class.

The installation of a microwave antenna on the North, South, or East elevations being development comprised within Class H of Part 1 of Schedule 2 and not being development comprised in any other class.

Alterations or extensions to the roof of the dwellinghouse, being development comprised within Classes B or C of Part 1 of Schedule 2 to the said Order and not being development comprised within any other class.

The erection, construction, maintenance, improvement or alteration of any means of enclosure between the front elevation of the property and the public highway being development comprised within Class A of Part 2 of Schedule 2 to the said Order and not being development comprised in any other class.

The demolition of the dwellinghouse being development comprised within Class A of Part 31 of Schedule 2 to the said Order and not being development comprised within any other class.

The demolition of any means of enclosure situated between the front elevation of the dwellinghouse and the public highway being development comprised within Class B of Part 31 of Schedule 2 to the said Order and not being development comprised within any other class.
Second Schedule

Land and buildings situated and known as 116 London Road, Kettering in the County of Northamptonshire and shown on the attached plan for identification purposes and thereon edged in red.

Given under the Common Seal of Kettering Borough Council this 9th day of December 2008

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)

The Secretary of State for Communities and Local Government hereby approves the foregoing Direction.

[Signature]
D. Moseley
Signed by authority of the Secretary of State
Government Office for the West Midlands

Date: May 2009
Article 4(1) Direction

116 London Road, Kettering

Statement of Justification

116 London Road is a brick built late Victorian detached suburban Villa set within a large plot someway back from the highway, as is characteristic in such properties. It was constructed in 1886 by local architect J T Blackwell (of Blackwell, Storry and Scott) for Dr John Winter Dryland, a local Kettering social reformer and medical doctor.

The property is constructed of brick and is typical of the suburban villa. It has an asymmetrical frontage elevation with projecting two storey element with bay below, a consoled cornice detail, porch with surviving original door and tiles. There is an extension to the north added in 1905 to provide a waiting room and a first floor extension added to the west to provide additional living space. The rear of the building has been much altered and is not visible from any public vantage points, which is why it is not included in the article 4 direction. However save for the replacement of windows and roof materials the building very much retains its character from public vantage points. The internal arrangements have been much altered over the years and very little of interest survives internally which is why this building has not been put forward for spot listing.

The property is indicative of Kettering's suburban expansion during the nineteenth century following the growth of the shoe and textile industries in the town. It is a large detached suburban villa which fronts London Road, one of the main arterial routes in and out of the town centre. The construction of large villas on these routes (including Rockingham Road and The Headlands) was indicative of Kettering's wealth during this period with the middle classes building their properties where they would be admired by all on their way into the town. Therefore this form of development is very much indicative of the Victorian suburban character of Kettering. In recent years this character has been eroded by development which has resulted in the demolition of these properties and their replacement with higher density developments. Therefore the retention of this property along London Road is considered to be necessary to preserve the visual amenity of the area. There has been an application on the site for the demolition of the property and replacement with 7 dwellings therefore this property is considered to be under particular threat.

The building itself is a tangible link to the social and therefore architectural history of the town. Dr John Winter Dryland who had the house built in 1886 was a social reformer within Kettering. He was instrumental in replacing the Parish system of local government and replacing with a more efficient Local Government Board. In 1871 he also founded a water company which supplied purer healthier water to Kettering. He was Medical Officer of Health to the Local Government Board as well as Medical Officer to Midlands Railway, the Post Office and the Fire Brigade in the town. He also set up the
isolation hospital on Rockingham Road and was the inspector to the poor house, Workhouse Lane was renamed Dryland Street in his honour. The property was built at the time when he had done much of his work and the assumption is it was constructed to demonstrate his status within the town. On its construction it functioned as a home with the surgery being on the High Street. However in 1905 Dr Leslie Winter Dryland (his son) extended the property to include a waiting room and surgery, thus making the property part of Kettering’s community history as a Doctors surgery.

The architects of the property, Blackwell, Storry and Scott (although it is likely that Scott had not joined the partnership at this time) were an important architects practice within the Town second only to Gotch, Saunders and Surridge. As with Gotch they were highly influential in bringing the classic villa style to the town producing some important buildings within the town including the vicarage to St Andrews Church and the Nat West Bank on the High Street.

**Conclusion**

The article 4 has been served to protect a property, whilst not considered to be of national architectural importance, is of much local importance in terms of its contribution to the street scene, its importance in the character of the historic street patterns, its social history both architecturally and in terms of the community and the survival of an important local architect’s work. The restrictions placed on the property apply mainly to the north, south and east elevations, these being the elevations least altered and most important in terms of the character of the street scene. It also prevents the demolition of this important building. These restrictions are considered reasonable to enable the proper planning of this area and protect its amenity given the importance of this building as outlined above.