

BOROUGH OF KETTERING

Committee	Full Planning Committee - 19/06/2012	Item No: 5.5
Report Originator	Michael Boniface Development Officer	Application No: KET/2012/0108
Wards Affected	Welland	
Location	1 Green Lane, Ashley	
Proposal	Application for Conservation Area Consent: Demolition of outbuildings	
Applicant	Langton Homes	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The works to which this consent relate shall be begun before the expiration of 3 years from the date of this consent.

REASON: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and to prevent an accumulation of unimplemented consents.

2. No works of alteration or demolition shall commence on site until the contract for carrying out the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides and the redevelopment shall be commenced within 3 months of the commencement of the demolition.

REASON: To accord with Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to protect the character and appearance of the Conservation Area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Notes (if any) :-

- NONE

Justification for Granting Planning Permission

Not applicable

Officers Report

3.0 Information

Relevant Planning History

KET/2012/0107 – Extension of existing dwelling, barn conversion and new cottage - PENDING

KET/2011/0017 – Extension of time for KET/2007/1041: Conversion of two storey barn, convert piggeries to garaging and store and erection of two storey dwelling – APPROVED 09/03/2011

KET/2007/1041 - Conversion of two storey barn, convert piggeries to garaging and store and erection of two storey dwelling – APPROVED 07/02/2008

KET/2006/1005 – Conversion of barn to dwelling and erection of a further dwelling – WITHDRAWN 21/12/2006

Site Description

Officer's site inspection was carried out on 21/03/2012.

The site covers an area of 0.15Ha located in the heart of the village of Ashley. It accommodates a two storey ironstone dwelling which abuts the highway on the corner of Main Street and Green Lane along with a range of ancillary and agricultural style buildings. A two storey former threshing barn fronts Main Street whilst a single storey stone building stands on the footprint of a former stone built cottage which maintains its ground floor façade, albeit with blocked openings.

Proposed Development

Demolition of single storey outbuildings to accommodate redevelopment of the site in accordance with planning application KET/2012/0107.

Any Constraints Affecting The Site

- Conservation Area

4.0 Consultation and Customer Impact

Parish/Town Council

No comments received.

Neighbours

4 letters of objection largely relating to the proposed scheme on the site and questioning the need for demolition.

5.0 Planning Policy and Legislation

Section 72 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework

Part 12 – Conserving and enhancing the historic environment

Development Plan Policies

East Midlands Regional Plan

2 – Requiring Good Design

North Northamptonshire Core Spatial Strategy

13 – General Sustainable Development Principles

Local Plan

RA3 – Rural Area: Restricted Infill Villages

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of Development;
2. Impact on the Character and Appearance of the Conservation Area.

1. Principle of Development

Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 dictates need for Conservation Area Consent for the demolition of buildings within a Conservation Area. Paragraph 31 of Circular 01/01 clarifies that consent is only required for buildings exceeding 115 cubic metres in volume; the outbuildings subject of this application are.

2. Impact on the Character and Appearance of the Conservation Area

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

One of the buildings subject of this application is a lean-to structure formed against the remainder of the front wall retained from the former cottage on Green Lane. The original cottage was demolished some time ago (approximately 1950-60) and the majority of the structure is now of modern construction despite being built from stone. It is now used as a garage with timber doors on the east side and a corrugated sheet roof. The previous openings associated with the cottage have been blocked.

It is proposed to demolish a further building fronting Main Street which again forms a garden store with modern windows, corrugated roof and stone walls. A blank elevation fronts Main Street.

Neither building are of particular merit within the Conservation Area given there age and modern interventions although their significance comes from the stone walls which provide definition and enclosure to the public realm. This is an important feature of the village, noted in the Ashley Conservation Area Appraisal and should be maintained. There is nothing to say however that this character cannot be maintained through redevelopment of the site and the merits of an alternative scheme are assessed in the associated application for planning permission (KET/2012/0107).

The proposed scheme would replace one building with a street fronting cottage whilst the building on Main Street would be replaced by an extension to the existing dwelling along with the provision of new stone boundary walls. This would effectively maintain the strong frontage development and definition and enclosure to the public realm.

Paragraph 136 of the National Planning Policy Framework (NPPF) states "Local Planning Authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred".

It is therefore considered that demolition of the existing outbuildings can only be justified where an appropriate redevelopment scheme is secured, along with a contract for its implementation. Members should consider this application alongside the associated planning application and grant Conservation Area Consent for the demolition works only where the associated planning application is also considered appropriate. The character and appearance of the Conservation Area would be preserved provided any Conservation Area Consent is granted subject to a condition requiring redevelopment of the site.

Conclusion

Subject to the conditions set out above, and implementation of the associated redevelopment scheme, demolition of the outbuildings would preserve the character and appearance of the Conservation Area. Conservation Area Consent should therefore be granted.

Background Papers

Title of Document:

Date:

Contact Officer:

Michael Boniface, Development Officer on 01536 534316

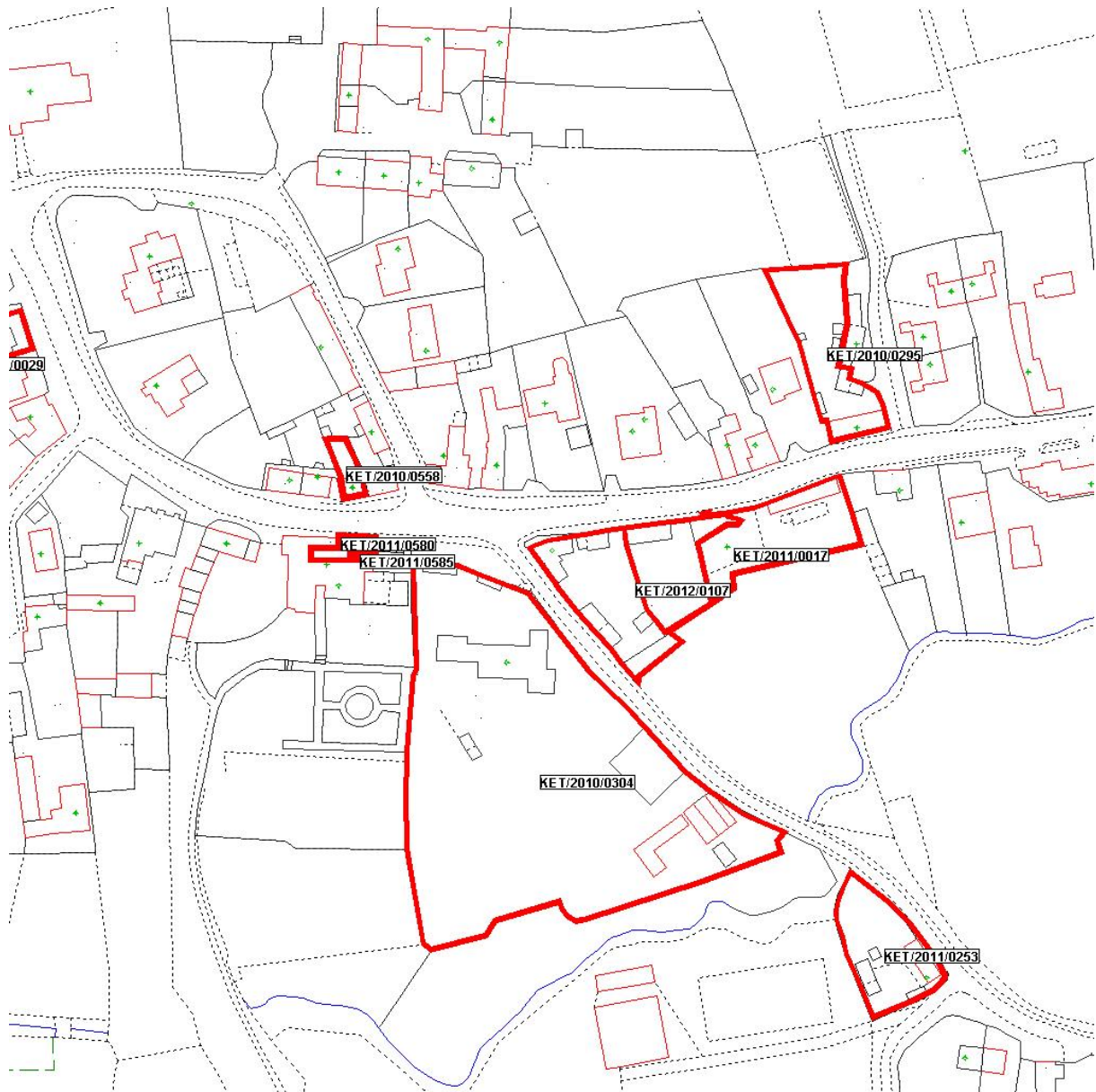
Previous Reports/Minutes

Ref:

Date:

SITE LOCATION PLAN

1 Green Lane, Ashley
Application No.: KET/2012/0108



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