



Appeal Decision

Site Visit made on 24 May 2021

by Mr Ben Plenty BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 02 June 2021

Appeal Ref: APP/H2835/D/21/3267321

29 Norlinton Close, Orlingbury, KETTERING NN14 1FD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr. John Mundy against the decision of the Borough Council of Wellingborough.
- The application Ref WP/20/00572/FUL, dated 15 September 2020, was refused by notice dated 17 November 2020.
- The development proposed is to replace all timber windows & doors with conservation double glazed uPVC.

Decision

1. The appeal is allowed and planning permission is granted to replace all timber windows and doors with conservation double glazed uPVC at 29 Norlinton Close, Orlingbury, KETTERING NN14 1FD in accordance with the terms of the application, Ref WP/20/00572/FUL, dated 23 September 2020, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: location, site and block plans 559-00 and manufacturers specifications 'Timberlock Flush Sash – heritage windows' and proposed door detail image as per email sent 29 October 2020.
 - 3) Prior to installation, a schedule of drawings that show the details of the proposed windows and doors in section and elevation, at a scale of 1:20 (showing details of framing, glazing bars, cills, ironmongery and window/door finish colour), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and shall be permanently maintained as such.
 - 4) The first-floor obscure glazed window, in the south-west elevation, shall be replaced with a similar obscure glazed window and retained as such in perpetuity.

Preliminary Matters

2. Since the determination of the planning application, the subject of this appeal, the Borough Council of Wellingborough merged with other Councils to form North Northamptonshire Council. The Council's Planning Officer's report and decision notice references the North Northamptonshire Joint Core Strategy – Part 1 2011-2031 (2016) (CS). Irrespective of the merger, my consideration of

this appeal has been based on the policies of the adopted development plan as detailed within the decision notice.

Main Issue

3. The main issue is whether the proposed development would preserve or enhance the character and appearance of the Orlingbury Conservation Area (OCA).

Reasons

4. Norlinton Close is a housing estate that was approved in 2005. The estate consists of newly built dwellings and the conversion of former farm buildings. The appeal site is a relatively discrete dwelling set back from the highway. This partly consists of a previous farm building and includes decorative brick arches, wooden windows and doors, and architectural features that suit its agrarian origins. The appeal site and the surrounding dwellings share similar architectural features that result in a group homogeneity with unified characteristics. Consequently, the appeal dwelling makes a positive contribution to the character and appearance of the area.
5. The central and south sections of Orlingbury are within the OCA. The statutory requirements¹ entail that special attention be paid to the desirability of preserving or enhancing the character and appearance of a conservation area. Furthermore, paragraph 193 of the National Planning Policy Framework (the Framework) requires great weight to be given to an asset's conservation when considering the impact of a proposal on its significance. The village is arranged around its central church and village green, with adjacent buildings contributing to the rural vernacular of the settlement. The significance of the OCA seems to derive from its traditional rural character and the relationship of heritage assets to adjacent areas of open space. The OCA Appraisal identifies that typical windows in the area are flush closing casement windows with timber vertical boarded doors. The appeal dwelling appears to make only a limited contribution towards the significance of the OCA, due to its discrete location, and being located within a modern housing estate.
6. Several dwellings within the northwest part of Norlinton Close have UPVC windows and doors. No.43 Norlinton Close, also within the OCA, gained planning approval in 2006 for replacement UPVC windows. Although this plot is set slightly away from the appeal site, other buildings within the OCA also have UPVC windows contributing to the character of the area. It is acknowledged that the UPVC window design, at No 43 and other dwellings within the estate, is substantially bulkier than traditional timber window frames, having thicker frames and wider mullions.
7. The proposed replacement windows would be a conservation style 'Timberlook' product. This would have a slim profile with a traditional chamfer and astragal glazing bars. This style would complement the appearance of local timber windows, despite the addition of a central column and trickle vents. Furthermore, the proposed replacement doors would follow design themes of the existing timber doors of adjacent dwellings. The proposed features would therefore complement the appearance of the dwelling. As such, the proposal

¹ Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

- would not cause harm to the visual interest or homogeneity of the existing group of dwellings.
8. Consequently, the proposal would complement the character and appearance of the OCA and thus preserve its significance. Accordingly, the proposal would satisfy policies 2(a), (b) and (d) and 8 (d)(i) and (ii) of the CS and the Orlingbury Conservation Area Appraisal (2004). These seek, among other matters, for proposals to preserve and minimise harm to the significance of a heritage asset and to respond to local character. These policies are broadly consistent with the Framework in seeking development that would sustain the significance of a heritage asset.
 9. With respect to the use of conditions, I have applied the standard commencement period and approved plans conditions in accordance with the Planning Practice Guidance. I have also imposed the requirement for the specific design of each door and window to ensure they would complement the character and appearance of the area. I have also required the retention of obscure glazing, in the south west facing first-floor replacement window, to protect the privacy of adjoining occupiers.
 10. For the above reasons, the appeal is allowed, and planning permission is granted subject to the attached conditions.

Mr Ben Plenty

INSPECTOR