



Appeal Decision

Site visit made on 9 March 2022

by Paul Thompson DipTRP MAUD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22nd March 2022

Appeal Ref: APP/W2845/D/21/3282905

Marsh House, 6 The Marsh, Crick, Northamptonshire, NN6 7TN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant consent, agreement or approval to details required by a condition of a planning permission.
 - The appeal is made by Mr P and Mrs L Richards against the decision of West Northamptonshire Council.
 - The application Ref C/2020/0264/1, dated 16 February 2021, sought approval of details pursuant to condition No 5 of a planning permission Ref DA/2020/0264, granted on 29 June 2020.
 - The application was refused by notice dated 29 April 2021.
 - The development proposed is Demolition of existing conservatory and construction of single storey extension.
 - The details for which approval is sought are: External Doors and Windows.
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Decision

1. The appeal is allowed and the external door and window details submitted pursuant to Condition No 5 attached to planning permission Ref DA/2020/0264 granted on 29 June 2020 in accordance with the application Ref C/2020/0264/1 dated 16 February 2021 are approved.

Procedural Matter

2. The National Planning Policy Framework was revised on 20 July 2021 (the Framework). I have had regard to the Framework in my decision and I am satisfied that this has not prejudiced any party, particularly as the revisions do not alter the policies upon which this appeal turns.

Main Issues

3. The main issues are the extent to which the proposed windows and doors would preserve the significance of a non-designated heritage asset, Marsh House, and the extent to which it would preserve or enhance the character or appearance of the Crick Conservation Area.

Reasons

4. The appeal property is one of a group of detached two-storey house of 19th Century origin built in the village by Richard Thornton, all of which share similarities and are included on the Council's local heritage list (LHL). Marsh House is therefore a non-designated heritage asset, the listing of which refers to timber sliding sash windows found to its front façade and the conservatory replaced by the approved extension to which the window and door details relate.

5. The property is also located within the Crick Conservation Area (CA), so I have had regard to the statutory duty in Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). The CA covers a large portion of the village, including the numerous statutorily listed and locally listed buildings, and areas of green open space. From what I experienced, there is great variety in the materials and colour of windows and doors within the CA, including to the buildings found at street frontages.
6. In so far as it relates to the appeal, the significance of the CA today lies at least in part in the positive contribution made by the rich legacy of historic structures and the architectural legibility of their built fabric, including their fenestration. Moreover, despite the presence of a variety in the materials and style of window frames, those buildings with historic windows make a positive contribution to the character and appearance of the CA, including those found at Marsh House which are prominent in The Marsh and from The Green.
7. While the approved extension incorporates historic design features to its roof that match those of the house, it is evident as a contemporary addition given the variety of the colour in the brickwork and the crisp appearance of the overall palette of materials. The modern, simple, yet contrasting form of the proposed dark coloured aluminium doors and windows, proposed for the openings in the side and rear of the approved extension, would therefore be clearly read as part of a contemporary extension to the house, thus justifying the use of non-traditional materials in this case.
8. Although the doors and windows would be visible above boundary walls from the south, they would constitute only one component part of the architectural composition of the extension and would not distract from the principal features of Marsh House. The property would continue to contribute positively within its surroundings due to its balanced proportions and detailing, particularly that of its front façade.
9. I am also mindful that the Crick Conservation Area Appraisal and Management Plan (Adopted February 2020) (CCAAMP) does not stipulate the form that windows in new buildings should take and there are houses within the locality that do not incorporate windows of traditional materials or colours, including the property immediately opposite Marsh House.
10. In light of the above, I find that the proposed windows and doors would preserve the significance of a non-designated heritage asset, Marsh House, and the character or appearance of the Crick Conservation Area. Hence, the proposal would accord with the design and heritage aims of the Act, Policy BN5 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1), policies ENV7 and ENV10 of the Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029, the Framework, and the CCAAMP.

Conclusion

11. For the reasons given above, I conclude that the appeal should be allowed.

Paul Thompson

INSPECTOR