



Appeal Decision

Site visit made on 7 February 2025

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28th February 2025

Appeal Ref: APP/M2840/D/24/3355904

20 Bridge Street, Brigstock, North Northamptonshire, NN14 3ET

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant [outline] planning permission.
 - The appeal is made by Ms Cathie Shuttleworth against the decision of North Northamptonshire Council.
 - The application Ref is NE/24/00763/FUL.
 - The development proposed is replacement of 5 windows rotten wood single glazed units with place grey heritage casement UPVc windows.
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Decision

1. The appeal is allowed and planning permission is granted for replacement of 5 windows rotten wood single glazed units with place grey heritage casement UPVc windows at 20 Bridge Street, Brigstock, North Northamptonshire, NN14 3ET in accordance with the terms of the application, Ref NE/24/00763/FUL, and the plans submitted with it, subject to the following condition:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

Main Issue

2. The main issue in this case is the effect of the proposed development on the character and appearance of the Brigstock Conservation Area.

Reasons

3. The appeal property comprises a detached two-storey Victorian cottage with a large garden and an outbuilding to the front. The access to the property from Bridge Street to the east is via a driveway situated between Number 18 Bridge Street, a detached dwelling and Number 22 Bridge Street, a semi-detached dwelling. There are gates at the end of this access driveway, beyond which is a large area of hard-standing leading to the front of the appeal dwelling.
4. The juxtaposition of the appeal dwelling and the surrounding properties is such that it is largely hidden away from views from Bridge Street. The appeal dwelling cannot be seen from the Bridge Street access and only appears from an oblique angle from the gates at the end of the driveway.
5. The appeal dwelling faces across the area of hard-standing towards an outbuilding and its very long front garden. This extensive garden area is bounded by trees and greenery, beyond which is a large playing field. To the west of the appeal property are outbuildings and a field partly-bounded by trees.

6. As a result of all of the above, there are only very few glimpses of the front elevation of the appeal dwelling, including from playing fields a very considerable distance away, from where the dwelling is partly visible, behind trees and a barn. There are oblique views towards the dwelling from the rear windows of Number 22 Bridge Street and the north-west elevation of the dwelling can be glimpsed from a public footpath a considerable distance away, albeit outbuildings and a large area of greenery intervene.
7. The appeal property is located within the Brigstock Conservation Area, characterised by its narrow, winding, medieval street layout and the presence of historic buildings, including numerous stone-built public buildings and cottages. The appeal dwelling forms one of a cluster of stone-built residential buildings recognised for their positive contribution to the Conservation Area.
8. During my site visit, I observed that it is a combination of the appeal dwelling's traditional materials and its symmetrical qualities – including elements of the fenestration, lower bays and chimneys, that make a significant contribution to the available glimpses of it from the wider area.
9. I also noted during my site visit that whilst the appeal property can be glimpsed within the same wider context as the rear windows of No 22, which appear as modern heritage windows, the detailed appearance and the materials of the windows are not readily discernible from the public domain. Further, I noted the existing windows to be exhibiting areas of rot and to be subject to significant condensation.
10. Heritage UPVc windows are proposed. Noting all of the above, no harm at all would arise in respect of the character and appearance of the Brigstock Conservation Area. The proposed new windows would only be observed in distant glimpses and/or from oblique angles, from which highly detailed elements would not be discernible and from where they would appear in keeping with the historical appearance of the host dwelling.
11. I also noted that, whilst the proposed windows could be observed from within the appeal property and from the rear of No 22 nearby, they would be seen within the same context as and would appear in keeping with, No 22's modern heritage windows.
12. Taking all of the above into account, I find that the proposed development preserves the character and appearance of the Brigstock Conservation Area. The proposal would not be contrary to the National Planning Policy Framework; to Policy 2 of the Joint Core Strategy¹; or to Policies 15 and 16 of the Brigstock Neighbourhood Plan (2019), which together amongst other things, seek to protect local character.

Conclusion

13. For the reasons given above, the appeal is successful.

N McGurk

INSPECTOR

¹ North Northamptonshire Joint Core Strategy (2016).