
Appeal Decisions

Site visit made on 14 April 2025

by **L Fleming BSc (Hons) MRTPI IHBC**

an Inspector appointed by the Secretary of State

Decision date: 24th April 2025

Appeal A Ref: APP/W2845/W/25/3359021

15 Church Street, Boughton, Northamptonshire, NN2 8SF

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) against a refusal to grant listed building consent.
 - The appeal is made by Mrs Helen Chappell against the decision of West Northamptonshire Council.
 - The application Ref is 2024/2504/FULL.
 - The works proposed are Listed Building Consent to demolish an old lean-to-rear extension. Construction of a new replacement single-storey extension.
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Appeal B Ref: APP/W2845/Y/25/3359022

15 Church Street, Boughton, Northamptonshire, NN2 8SF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mrs Helen Chappell against the decision of West Northamptonshire Council.
 - The application Ref is 2024/2632/LBC.
 - The development proposed is Demolition of old lean-to-rear extension. Construction of a new replacement single storey extension.
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Decisions

Appeal A

1. The appeal is dismissed.

Appeal B

2. The appeal is dismissed.

Preliminary Matters

3. Both appeals relate to the same scheme under different but complimentary legislation, I have therefore dealt with them together in my reasoning except where indicated otherwise.

Main Issue

4. The main issue is the effect of the proposal on the special architectural and historic interest of the grade II listed 15, Church Street and the character and appearance of the area bearing in mind it would be within the Boughton Conservation Area.

Reasons

5. The appeal property is a dwelling known as the grade II listed 15, Church Street (No 15). It is within the Boughton Conservation Area (CA).

Significance

6. No 15 is a C17 dwelling constructed from coursed rubble with a thatched roof. It has a variety of high quality traditional architectural features such as casement windows, a two-unit plan and timber lintels. Insofar as is relevant to these appeals, the significance of No 15, is founded on its age and traditional architectural detailing.
7. The CA comprises mainly an estate village associated with Boughton Park which contains C17 landscaped gardens and C18 remodelled parkland. The relatively compact built-up part of the village contains a variety of traditional buildings some of medieval origin. The use of local stone, slate and thatch are notable as is the mature planting and an overall parkland character. Insofar as is relevant to these cases, in my view the significance of the CA is founded on the variety and quality of the traditional architecture within it and its verdant parkland character.

Effect on significance

8. It is proposed to replace an existing single storey lean-to extension with a much larger flat roofed single storey rear extension. This would allow the existing kitchen to be relocated into the extension, improved access and internal circulation space and a new downstairs toilet room to be installed.
9. I note the existing detached garage has a flat roof with a stone parapet. I also note the stone copings to the boundary walls and gated entrance. I accept there are only glimpsed views to the rear of the appeal dwelling from Church Street or anywhere else surrounding the site. I acknowledge the proposal has evolved and the appellant has sought to follow the advice of the Council in formulating the appeal scheme. I also accept the proposed extension is subservient to the main dwelling and acknowledge the part of the listed building to be demolished is a relatively modern addition.
10. However, the proposed extension, with its flat roof and large doors between two large windows would be a proportionally large contemporary addition to the appeal building. It would deeply project into the rear garden elongating the side elevation of the appeal building at ground floor level. It also extends up to a roof level just underneath the existing first floor windows. In my view, the proposed extension would be an overly large and dominant feature of the side and rear elevation at ground floor level.
11. Thus, through its scale and form the proposal would conflict with the simple and modest traditional architectural features of the of the grade II listed dwelling. The proposals would therefore fail to preserve and harm the significance of the designated heritage asset. Consequently, it follows, that even though the proposal is not widely visible from anywhere other than within the garden of the appeal property, this conflict and harm to the significance of No 15, a traditional building within the CA, would still also fail to preserve the character and appearance of the CA harming its significance as a whole.
12. The harm to the listed building and the CA combined would be less than substantial and towards the lower end of any range. However, it is still of considerable importance and weight. In these circumstances, the National Planning Policy Framework (the Framework) states that the harm should be weighed against the public benefits of the scheme, which includes securing the asset's optimum viable use.

Planning and Heritage Balance

13. The existing lean-to which would be demolished is modest and sympathetic, its demolition therefore carries neutral weight in the balance. The proposals would improve the living conditions for the occupiers in terms improved access and additional internal and improved living space. However, with the absence of detailed evidence to the contrary, these are personal benefits and not public.
14. I acknowledge the economic benefits of construction. However, overall, any public benefits there may be, are clearly modest and would be insufficient to outweigh the great weight I must attach to the harm I have identified to the designated heritage assets.
15. For these reasons the scheme would harm the special architectural and historic interest of the grade II listed No 15 and the character and appearance of the CA. Thus, the scheme conflicts with paragraphs 212 and 215 of the Framework. It also fails to accord with Policies SP1, RA2, ENV7 and ENV10 of the Settlements and Countryside Local Plan Part 2 for Daventry District (2020) and Policies BN5 and S10 of the West Northamptonshire Joint Core Strategy Local Plan Part 1 (2014), which taken together seek to avoid harm to the character and appearance of an area and heritage assets.

Other Matters

16. In reaching these conclusions I have noted the comments with regard to the Council's handling of the proposals. I also note that the appeal property is in good order which in part is due to it being carefully maintained. However, I have had regard only to the planning and heritage merits of the case, and none of these other matters are sufficient to outweigh my earlier findings.

Conclusion

17. For the reasons given above and taking into account all other matters raised, I conclude that the appeals should be dismissed.

L Fleming

INSPECTOR