



Appeal Decisions

Site visit made on 30 September 2025

by Tom Gilbert-Wooldridge BA (Hons) MTP MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 08 October 2025

The six appeals are all made by Greatwell Homes against the decisions of North Northamptonshire Council. The development/works proposed in each appeal is “replacement of existing windows and doors”.

Appeal A Ref: APP/M2840/W/25/3366353

1-6 Mackworth Green, Finedon, Wellingborough NN9 5LX

- 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 application Ref is NW/24/00546/FUL.
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Appeal B Ref: APP/M2840/Y/25/3366356

1-6 Mackworth Green, Finedon, Wellingborough NN9 5LX

- 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 application Ref is NW/24/00547/LBC.
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Appeal C Ref: APP/M2840/W/25/3366358

10-13 Mackworth Green, Finedon, Wellingborough NN9 5LX

- 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 application Ref is NW/24/00548/FUL.
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Appeal D Ref: APP/M2840/Y/25/3366360

10-13 Mackworth Green, Finedon, Wellingborough NN9 5LX

- 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 application Ref is NW/24/00549/LBC.
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Appeal E Ref: APP/M2840/W/25/3366361

14-18 Mackworth Green, Finedon, Wellingborough NN9 5LX

- 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 application Ref is NW/24/00550/FUL.
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Appeal F Ref: APP/M2840/Y/25/3366362

14-18 Mackworth Green, Finedon, Wellingborough NN9 5LX

- 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 application Ref is NW/24/00551/LBC.
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Decision Appeal A

1. The appeal is allowed and planning permission is granted for the replacement of existing windows and doors at 1-6 Mackworth Green, Wellingborough NN9 5LX in

accordance with the terms of the application, Ref NW/24/00546/FUL, subject to the following conditions:

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with drawing numbers G136-00-00-DR-A-0103-P01, G136-00-00-DR-A-0105-P01, G136-BRP-00-ZZ-DR-A-2000-P02 and G136-BRP-00-ZZ-DR-A-2001-P04.

Decision Appeal B

2. The appeal is allowed and listed building consent is granted for the replacement of existing windows and doors at 1-6 Mackworth Green, Wellingborough NN9 5LX in accordance with the terms of the application Ref NW/24/00547/LBC subject to the following conditions:
 - 1) The works authorised by this consent shall commence not later than three years from the date of this consent.
 - 2) The works hereby authorised shall be carried out in accordance with drawing numbers G136-00-00-DR-A-0103-P01, G136-00-00-DR-A-0105-P01, G136-BRP-00-ZZ-DR-A-2000-P02 and G136-BRP-00-ZZ-DR-A-2001-P04.
 - 3) Prior to installation, a schedule of drawings that show details of the proposed windows and doors in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, cills, ironmongery, and finish colour shall be submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and maintained as such.

Decision Appeal C

3. The appeal is allowed and planning permission is granted for the replacement of existing windows and doors at 10-13 Mackworth Green, Wellingborough NN9 5LX in accordance with the terms of the application, Ref NW/24/00548/FUL subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with drawing numbers G136-00-00-DR-A-0106-P01, G136-00-00-DR-A-0108-P01, G136-BRP-00-ZZ-DR-A-2002-P02 and G136-BRP-00-ZZ-DR-A-2003-P04.

Decision Appeal D

4. The appeal is allowed and listed building consent is granted for the replacement of existing windows and doors at 10-13 Mackworth Green, Wellingborough, NN9 5LX in accordance with the terms of the application Ref NW/24/00549/LBC subject to the following conditions:
 - 1) The works authorised by this consent shall commence not later than three years from the date of this consent.

- 2) The works hereby authorised shall be carried out in accordance with drawing numbers G136-00-00-DR-A-0106-P01, G136-00-00-DR-A-0108-P01, G136-BRP-00-ZZ-DR-A-2002-P02 and G136-BRP-00-ZZ-DR-A-2003-P04.
- 3) Prior to installation, a schedule of drawings that show details of the proposed windows and doors in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, cills, ironmongery, and finish colour shall be submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and maintained as such.

Decision Appeal E

5. The appeal is allowed and planning permission is granted for the replacement of existing windows and doors at 14-18 Mackworth Green, Wellingborough NN9 5LX in accordance with the terms of the application, Ref NW/24/00550/FUL, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with drawing numbers G136-00-00-DR-A-0109-P01, G136-00-00-DR-A-0111-P01, G136-BRP-00-ZZ-DR-A-2004-P02 and G136-BRP-00-ZZ-DR-A-2005-P04.

Decision Appeal F

6. The appeal is allowed and listed building consent is granted for the replacement of existing windows and doors at 14-18 Mackworth Green, Wellingborough NN9 5LX in accordance with the terms of the application Ref NW/24/00551/LBC, subject to the following conditions:
 - 1) The works authorised by this consent shall commence not later than three years from the date of this consent.
 - 2) The works hereby authorised shall be carried out in accordance with drawing numbers G136-00-00-DR-A-0109-P01, G136-00-00-DR-A-0111-P01, G136-BRP-00-ZZ-DR-A-2004-P02 and G136-BRP-00-ZZ-DR-A-2005-P04.
 - 3) Prior to installation, a schedule of drawings that show details of the proposed windows and doors in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, cills, ironmongery, and finish colour shall be submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and maintained as such

Preliminary Matters

7. The appeals relate to three neighbouring sites at 1-6, 10-13 and 14-18 Mackworth Green in Finedon. Each site is a terrace (or part terrace) of very similar buildings and each appeal proposal is very similar. The appellant in each appeal is the same. Therefore, it is more straightforward to deal with all six appeals together rather than in separate decisions.

8. It is debatable whether planning permission is required for these proposals. Although the buildings are listed, permitted development rights exist for dwellinghouses that includes the replacement of windows and doors. No evidence has been provided to indicate that these rights do not apply here or have been removed. Nevertheless, Appeals A, C and E remain extant and require determination alongside Appeals B, D and F.

Main Issue

9. The main issue for all six appeals is the effect of the proposals on the special interest and significance of the Grade II listed buildings known as 1-6 Mackworth Green, 8-13 Mackworth Green, and 14-18 Mackworth Green¹, and the character and appearance of Finedon Conservation Area.

Reasons

10. The three listed building entries at Nos 1-6, 8-13 and 14-18 each comprise a terrace of houses arranged in a courtyard around Mackworth Green. The list descriptions refer to the terraces as mid-18th century with 19th century alterations and 20th century restoration. Nos 14-18 has a datestone of 1840 which may suggest a later construction date or simply relate to the 19th century changes. Each terrace is two storey with regular coursed ironstone walls. The roofs were previously thatched but have been made from slate since at least the date of the listings with brick chimneystacks.
11. The front elevation of each terrace faces onto Mackworth Green and contains painted solid timber entrance doors with glazing and several timber casement windows of similar design. There are several timber casements along the rear elevation of each terrace too and in the side gable elevation of No 18. The windows are single glazed with secondary glazing behind. While the windows and doors were only inserted in the past 50 years, they have a traditional design of smaller panes of glass separated by glazing bars and set within timber frames and cills. Windows at ground floor tend to have six panes on each side with two panes above, while first floor windows tend to be four panes on each side with two panes above. There are a few smaller windows on the rear elevation of some properties.
12. The consistency of details across the three terraces means they form a coherent and prominent group of buildings, which can be experienced in part from Laws Lane. Only No 10 within the Appeal C/D site has larger paned metal windows at the front, while the windows at Nos 8 and 9, outside the appeal sites, are of different design and condition. However, these exceptions do not detract from the overall composition of windows and doors. Thus, the special interest and significance of the listed buildings is greatly influenced by their architectural quality and uniformity. Their history as modest dwellings also contributes to their overall interest and significance, from their use by local residents following the demolition of nearby cottages in the mid-19th century, to their occupation by social housing tenants today which helps to maintain consistency in management and appearance.
13. Finedon Conservation Area covers the historic core of the town. On the west side of the conservation area along Church Hill are grand buildings such as Finedon Hall and the Church of St Mary the Virgin. Church Street and the High Street form

¹ List entry numbers 1040635, 1293664, 1040634 respectively, all listed on 9 June 1970

the east-west spine of the conservation area with many historic buildings. There are offshoots from this spine, including Affleck Bridge which leads to Dolben Square and Laws Lane where the appeal sites are located along with two other Grade II listed buildings (Star Hall House and the former Church Institute).

14. The character and appearance of the conservation area is informed by the variety of historic buildings dating back across several centuries which typically follow strong building lines against the road or pavement. Windows and doors vary in design and materials with timber common in many of the listed buildings but metal also noticeable such as the ornate windows along the terrace of houses at Pytchley Row. As prominent and architecturally consistent buildings on Laws Lane, the three listed buildings within the appeal sites make a positive contribution to the conservation area and its significance.
15. The proposals seek to replace the existing windows and doors across the three appeal sites. They have little architectural or historic interest in themselves given they were modern replacements, but their uniform design and appearance is important to the character and appearance of the listed buildings and the conservation area. At my site visit, I observed that many of the windows had been recently repainted, presumably as part of regular management and maintenance of the housing. Nevertheless, the evidence before me indicates issues with mould, condensation and rot, not helped by the secondary glazing. The properties are also failing to comply with the Decent Homes Standard, which the appellant as a social housing provider has had to declare to the Regulator of Social Housing.
16. The Council has no objection to the principle of replacing the existing windows and I have no reason to disagree given their age, quality and condition. However, the Council objects to the proposed use of double glazed steel windows and instead advocates the use of slimline double glazed timber windows.
17. The plans show very little difference in the design or detailing of the proposed windows from the existing ones, apart from No 10 where the design would become consistent with the other properties. Although no detailed cross-section drawings have been provided at this stage, there is no reason why metal windows could not replicate the finer details of slimline double glazed timber windows.
18. The evidence is inconclusive as to whether the listed buildings have always had timber windows or whether metal may have been used previously. Wrought iron, cast iron and mild steel have been used in window design throughout the lifespan of the buildings and can be seen on other properties in the conservation area. Traditionally, metal windows would be used within stone frames and cills, but this detail is not present at the listed buildings and so would be hard to replicate. The use of metal frames and cills would be a more honest approach here.
19. Therefore, the use of traditional steel framed double glazed windows with steel window frames and steel glazing bars, that replicate the design of the existing windows, would be acceptable in this instance in terms of the effects on the listed buildings and the conservation area. Cross-sections and other detailed drawings can be secured by condition to ensure that the detailed specifications are appropriate. While the replacement of timber with metal may not be suitable in other listed building cases, I am satisfied that no historic fabric would be lost and the overall effect in design terms would be neutral. The removal of the secondary glazing and the making good of any internal surfaces would have no adverse effect.

20. The replacement doors would replicate the design of the existing doors with the glazed panels at the top. They would also be painted solid timber doors like existing. Therefore, they would have an acceptable effect on the listed buildings and the conservation area. For the avoidance of doubt, the replacement windows and doors would have no adverse effect on the setting of Star Hall House and the former Church Institute on the other side of Laws Lane for the same reasons given above.
21. Concluding on the main issue, the proposals would preserve the special interest of the listed buildings known as 1-6 Mackworth Green, 8-13 Mackworth Green and 14-18 Mackworth Green, and would preserve the character and appearance of Finedon Conservation Area. Therefore, the proposals would comply with Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. No harm would be caused to the significance or setting of any designated heritage asset.
22. Consequently, the proposals would accord with Policy 2 of the North Northamptonshire Joint Core Strategy which, amongst other things, seeks to conserve and where possible enhance the significance and setting of heritage assets, with proposals that complement their surroundings through form, scale, design and materials, and demonstrate an appreciation and understanding of the effect on heritage assets. The proposals would also accord with Section 16 of the National Planning Policy Framework which seeks to sustain and enhance the significance of heritage assets and requires clear and convincing justification for any harm.

Conditions

23. Each appeal decision has a condition setting out the time limit for commencement and a condition setting out the approved plans for clarity and compliance. Appeals B, D and F each have a condition requiring detailed drawings of the windows and doors to safeguard the special interest of the listed buildings. It is not necessary to impose this condition on the other appeals as this condition relates primarily to matters controlled by the listed building consent process.

Conclusions

24. For the reasons set out above reasons, and having had regard to all other matters raised, I conclude that Appeals A, B, C, D, E and F should be allowed.

Tom Gilbert-Wooldridge

INSPECTOR