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## SUPPORTING STATEMENT

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**SITE ADDRESS:**

12 Church Street, Isham, Kettering, NN14 1HD

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**PROJECT:**

Proposed conversion, alterations & associated works

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**PREPARED BY:**



planning • design • architecture

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## CONTENTS

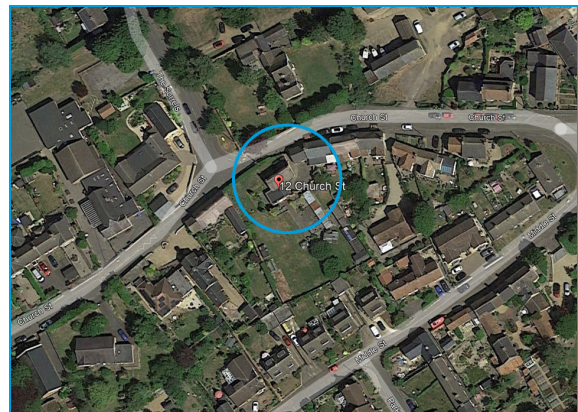
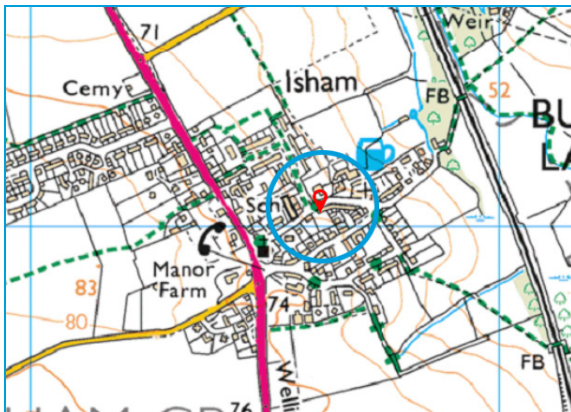
1.	INTRODUCTION	2
2.	THE SITE & ITS SURROUNDINGS	2
3.	HISTORY	3
4.	THE PROPOSED WORKS	3
5.	JUSTIFICATION OF THE WORKS	4
6.	DESIGN	5
7.	ACCESS	5
8.	CONCLUSION	6

## 1. INTRODUCTION

- 1.1. This Supporting Statement has been prepared to accompany a Listed Building Consent application submitted to North Northamptonshire Council (Wellingborough Office) on behalf of Mr & Mrs Innes-Robbins (applicant). The purpose of this statement is to support the application and the submitted drawings / proposals, all with a view to seeking North Northamptonshire Council's support for the proposed scheme.
- 1.2. The information contained in this statement provides supporting information and is to be read in conjunction with the associated drawings.
- 1.3. The associated drawings included with the planning submission are:
  - I03-001 – Location plan (1:1250)
  - I03-020 – Existing floor plans & elevations (1:50)
  - I03-030A – Proposed floor plans & elevations (1:50)

## 2. THE SITE & ITS SURROUNDINGS

- 2.1. The existing site is situated approximately half way along Church Street and lies on the southern side of Church Street. The site is relatively close to the village centre, being approximately 170m from the junction with Kettering Road (A509). The site lies opposite the junction with The Sorrels and Isham Farm.
- 2.2. Site Location:



- 2.3. The surrounding area generally consists of residential properties and the village of Isham, with Isham Farm located to the north on the opposite side of Church Street and Isham CofE Primary School located to the west.
- 2.4. The existing site lies within the Isham Conservation Area.
- 2.5. The existing site consists of the existing property known as 12 Church Street, Isham and its surrounding residential curtilage. The existing property is grade II listed.

- 2.6. The existing site is bounded by the site's road boundary to the north and is surrounded on the south, west and east boundaries by neighbouring residential properties.
- 2.7. The site's existing use is C3 – residential.
- 2.8. The existing property has been the subject of several planning applications and alterations, including rebuilding of the rear porch in the 1980's, a kitchen extension & utility room in the 1990's, erection of an outbuilding in 2008 and Listed Building Consent for re-roofing of the barn, which is the subject of this application, in 2005.

### **3. HISTORY**

- 3.1. Listing: (As taken from [www.historicengland.org.uk](http://www.historicengland.org.uk))

Listing Number: 1293583

Grade: II

Listing detail / description:

ISHAM CHURCH STREET SP8874 (South side) 11/207 No.12

GV II

House. Early C18. Regular coursed limestone and ironstone with thatch roof. 2-unit plan. Single storey with attic. Elevation to road of 2-window range with casement window to right and blocked door opening to left. Evidence of opening to right of centre and fire window to far right both now blocked. Brick stacks at ends. 2 pigeon holes in left gable. Rear similar but with C20 extension. Interior not inspected.

Listing NGR: SP8861574032

### **4. THE PROPOSED WORKS**

- 4.1. The proposed work consists of converting the existing barn to habitable / annexe accommodation.
- 4.2. To facilitate the proposed conversion, the following works are proposed:
  - 4.2.1. Constructing a replacement insulated ground floor
  - 4.2.2. Drylining the external walls
  - 4.2.3. Insulating and under-boarding the existing roof
  - 4.2.4. Installing a new mezzanine floor
  - 4.2.5. Replacing existing external door and windows within their existing structural openings
  - 4.2.6. New power lighting, water & heating installations
  - 4.2.7. Fitting of new kitchen units & sanitaryware
  - 4.2.8. Decoration throughout.

## 5. JUSTIFICATION OF PROPOSED WORKS

- 5.1. By way of introduction, the starting point is that any proposals should not cause harm to the setting of a heritage asset. Here, it is believed the proposals will not cause “harm”, but rather will enhance the property by making it suitable for modern living and therefore securing it’s long term future use and maintenance, therefore outweighing any perceived harm or loss.
- 5.2. However, for completeness, to the extent that the officers consider there to be the potential for any harm to the setting of the listed building, this harm would then need to be weighed against the public benefits that outweigh any perceived harm or loss. When all material considerations are taken into account, it becomes a matter of considering the planning balance.
- 5.3. The position in terms of safeguarding heritage assets is clear in both national planning policy and the local plan (adopted and emerging). The first point to be made is that any development does not automatically and de facto constitute “harm” in the context of a heritage asset. Paragraph 133 of the NPPF refers only to “substantial harm” as being a reason for refusal of any application, and the relevant parts are as set out below (our emphasis):
- Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- *the nature of the heritage asset prevents all reasonable uses of the site; and*
  - *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
  - *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
  - *the harm or loss is outweighed by the benefit of bringing the site back into use.*
- 5.4. However, here it is clear that the proposals will not amount to “substantial” harm in the context of the heritage asset.
- 5.5. The proposals are to convert the existing barn to habitable accommodation, but retaining the existing external envelope as close to its current form as possible. The only changes proposed externally are the replacement external door and windows, all of which will be high quality timber units, in a traditional style that is sympathetic to this heritage asset.
- 5.6. Due to the proposed external changes being minimal, the form and character of the existing barn will remain unchanged.
- 5.7. Internally, the works proposed are to insulate this structure and provide the accommodation, systems and fittings necessary to make the building habitable for modern life and up to current regulations. By bringing this structure into regular use, it ensures it will be maintained and therefore guaranteeing its longevity.
- 5.8. It is understood the existing barn has been adapted by previous owners to suit their needs over its history. The external walls are original, although they have received an internal finish of render / plaster. It is believed the existing ground floor is not original, as it is now a concrete slab, whereas it would likely have been a simple earth floor or brick setts / stone cobbles or flags originally.

- 5.9. The existing roof was replaced following approval of a LBC application in 2005.
- 5.10. It is considered that the proposed works, do not constitute substantial harm to the existing listed building.

## **6. DESIGN**

### **Use**

- 6.1. The proposal is for conversion of the existing barn to habitable / annexe accommodation.

### **Layout**

- 6.2. The barn will be retained in its current form, with all external openings being retained. Internally the annexe accommodation will provide a simple open plan living & kitchen area, GF shower room and wc, with a mezzanine bedroom above.

### **Amount**

- 6.3. The proposed works create a single open plan space for 1-2 persons, that can be used as annexe accommodation associated with the main dwelling and is appropriately sized for this substantial property.

### **Scale**

- 6.4. The scale of the existing barn will remain unchanged by the proposed works.

### **Appearance**

- 6.5. The external appearance of the existing barn will generally remain un-altered, as the only works proposed to the external envelope are to replace the existing external door and windows. As stated above, the replacement door and windows will be high quality timber units that are appropriate and sympathetic to the existing heritage asset.

### **Landscaping**

- 6.6. No landscaping works are proposed as part of this scheme.

## **7. ACCESS**

### **Site Access**

- 7.1. The proposed works will not change the existing vehicular and pedestrian access points leading off Church Street. The proposed works will retain the existing entry point to the barn, with the only external door being on the south / rear elevation.
- 7.2. The proposed works will not affect the property's existing access route to the rear private garden.

### **Parking**

- 7.3. Parking is not affected by the proposed works.

### **Emergency Vehicles & Refuse Collection**

- 7.4. The property is accessed via the existing road network. Emergency vehicle access directly off Church Street will not be affected. Existing arrangements for refuse and recycling collection will be maintained.

**Safety**

7.5. The proposals will not have an adverse effect on the safety of local residents, road or building users.

**8. CONCLUSION**

8.1. The proposed scheme consists of a high quality, sensitively designed conversion of the existing barn, bringing this existing heritage asset into the 21<sup>st</sup> Century and suitable for modern living, whilst complying with local and national planning policy.