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Email: Graham.northern@northnorthants.gov.uk
Our NWP/23/00019/PREF
Ref:
Date: 15.03.2023

FAO Jodie Shawl

Dear Ms Shawl,

Application No: NWP/23/00019/PREF

Proposal: Replace glazing units and external doors to all addresses, propose replacing these with UPVC double glazed windows, and composite GRP cottage style doors.

Location: 1-6 Mackworth Green, Finedon, Wellingborough

Thank you for your request for pre-application advice which was made valid on 02.02.2023.

This pre-application enquiry proposal seeks advice in relation to alterations to the exterior openings of the building.

The proposal primarily relates to heritage matters mainly and the comments of NNC senior built heritage consultant are included below.

Conformity with the Development Plan

Section 38(6) of the Planning & Compulsory Purchase Act 2004 replaces section 54(A) of the Town & Country Planning Act 1990 and states that if regard is to be had to the development plan for the purpose of any determination under the Planning Act, the determination must be made in accordance with the plan, unless material considerations indicate otherwise:

NATIONAL GUIDANCE, DEVELOPMENT PLAN POLICY AND SUPPLEMENTARY PLANNING DOCUMENTS/GUIDANCE

National Planning Policy Framework (NPPF) (2021)

Planning Practice Guidance (PPG)

National Design Guide (PPG) (September 2019)

North Northamptonshire Joint Core Strategy –Part 1 of the local plan (JCS)

Policies:



Policy 2 (Historic Environment);

Supplementary planning documents/guidance:
Sustainable Design

Effect on Historic Environment

The council is required by section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a decision maker to pay special attention to the need to preserve or enhance the character or appearance of a conservation area.

Policy 2 of the JCS sets out the policy background for the protection, preservation and enhancement of the historic environment.

With regards the revised NPPF, chapter 16 sets out government advice on conserving and enhancing the historic environment.

The proposed development site (the Site) is the Grade II listed 14-18, Mackworth Green (List Entry Number: 1040634) and is located within the Finedon Conservation Area. It is also located in close proximity to the Grade II listed 1-6, Mackworth Green (List Entry Number: 1040635) and the Grade II listed 8-13, Mackworth Green and Wall Attached North of Number 13 (List Entry Number: 1293664), with which it has group value, and which have the potential to be impacted through change within their setting.

NNC senior built heritage consultant advises that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Whilst not original the existing windows are of a traditional design and follow historic patterns, resulting in a uniform fenestration which contributes to the significance of the heritage asset.

The existing planning history does not appear to include the replacement of windows which suggests the existing windows pre-date the date of listing (which is 1970) and may date from the early twentieth century. It is important to note that the first step is to assess whether the existing windows are of any special or historic interest and what, if any, contribution they make to the significance of the heritage asset. This



is usually demonstrated via a 'Heritage Statement/Statement of Significance' which is a requirement of the NPPF and is also good practice to ensure a high-quality scheme is realised. Paragraph 194 of the NPPF states that: 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.

The following publications and advice notes from Historic England are useful guidance in producing Heritage Statements/Statements of Significance:-Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (Second Edition)-Historic Environment Good Practice Advice in Planning 2:Managing Significance in Decision-Taking in the Historic Environment-Historic Environment Good Practice Advice in Planning Note 3:The Setting of Heritage Assets –(Second Edition) -Historic Environment Good Practice Advice in Planning 12:Statements of Heritage Significance Should it be determined that the windows are of special interest, Historic England guidance states that traditional and historic windows should only be replaced if they are beyond repair or refurbishment; this may be demonstrated via a Condition Survey Report, ideally undertaken by a Conservation Accredited Engineer or Consultant. Historic England provides some very useful guidance via their publication Traditional Windows; Their Care, Repair, and Upgrading here:

<https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>.

Should it be sufficiently evidenced that the windows are beyond repair, they should only be replaced on a like-for-like basis (this will include glazing type i.e. single glazing should not be replaced with double-glazing). If it is determined that the existing windows do not have any special interest, then a judgement must be made as to an appropriate replacement. However, non-traditional materials such as uPVC would be considered an unsympathetic and inappropriate introduction to designated heritage assets and traditional buildings and is unlikely to be supported. The existing cottage style doors are not considered to be of any special architectural or historic interest and, as such, the principle of replacement is established, subject to design, materiality, and external finish colour. Non-traditional materials such as uPVC or composite would be considered an unsympathetic and



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inappropriate introduction to designated heritage assets and traditional buildings and is unlikely to be supported’.

Accordingly, the proposals in their present form are considered not to comply with policy 2 (a) and (b) of the JCS or the NPPF.

NNC senior built heritage consultant considers that replacement with more traditional windows and doors that better reflect the original historical character of the building a more suitable replacement.

The advice given above is the informal opinion of an officer only and it will not fetter or bind other officers or councillors if they are called upon to make a recommendation or take a decision on any formal planning application. In addition, the council cannot accept responsibility for any action you or your client may take as a result of receiving this advice.

Furthermore, this advice has been formulated without the benefit of receiving comment from some other statutory and non-statutory consultees or responses from members of the public which could result in a different recommendation to the advice given.

I hope the above advice is of assistance.

Yours faithfully,

George Candler
Executive Director Place and Economy