



DNLBCREF

Name and address of agent:

**Mr A Currall
Alan J Currall Ltd
35 Woodland Avenue
Barton Seagrave
KETTERING
Northamptonshire
NN15 6QW**

Name and address of applicant:

**Mr M Soames
33 St Edmunds House
Warkton
Warkton Village
KETTERING
Northamptonshire
NN16 9XF**

NOTICE OF REFUSAL

Planning (Listed Buildings and Conservation Areas) Act 1990

Part I – Particulars of application

**Date Valid:
28 April 2023**

**Application Number:
NK/2023/0261**

**Location:
33 St Edmunds House, Warkton, Warkton Village**

**Description:
Create a structural opening to rear, 2.90m x 2.10m, to insert external doors**

Part II – Particulars of decision

North Northamptonshire Council, having considered a valid application for the above works, in pursuance of its powers under the above-mentioned Act

REFUSE CONSENT

for the works as described in Part I above for the following reasons:

1. The proposed structural opening would be detrimental to the special historic and architectural character and significance of the Grade II listed building, causing less than substantial harm. No public benefits have been identified which would outweigh the harm caused to the heritage asset. Therefore, this proposal is contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 16 of the National

INFORMATIVES:

1. In accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015, Article 35(2). The Local Planning Authority has worked positively and proactively with the applicant to overcome problems arising from the application. Although, it was not possible through seeking [amended plans/negotiations/additional information] to overcome all the planning issues and planning permission/consent is refused, several potential reasons for refusal have been negated through positively and proactively working with the applicant.

2. The plans and documents, some of which may have been subsequently referenced by the LPA, are set out below and form the basis for this decision:

Title	NK Ref.	Agent's Ref	Received Date	Status
Location and block plans		651-00	28/04/23	Refused
Existing elevations & floor plans		651-01	28/04/23	Refused
Proposed elevations and floor plans		651-02	28/04/23	Refused
Design & Access Statement	NK/2023/0261/1		28/04/23	Refused

Decision Date:

23 June 2023



Graeme Kane
Interim Executive Director of Place & Economy

NOTES:

1. A full report is available at:
 - <https://www.kettering.gov.uk/planningapplication/search>

PURCHASE NOTICES:

If consent is refused, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.

RIGHT OF APPEAL:

1. An applicant who is aggrieved by the decision of the Local Planning Authority may appeal to the Secretary of State within **six months** of receipt of this notice. The Secretary of State has the power to allow a longer period for you to give notice of an appeal but will not normally exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
2. If you wish to appeal against this decision you must do so on the Listed Building / Conservation Area Consent Appeal form. Appeals may be made online at <https://www.gov.uk/appeal-planning-inspectorate> . If you are unable to use the online service, please contact the Planning Inspectorate's Customer Services Team on 0303 444 5000.
3. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)