



Planning Management Committee – 23 January 2019

Appeal Decision Monitoring Report

Purpose of report

Update on appeal decisions from the Planning Inspectorate and an analysis of the main issues, to monitor consistency between the council's and Planning Inspectorate's decisions.

Attachment(s)

Appendix 1 - Appeal decisions from 26 November 2018 to 4 January 2019

1.0 Introduction

1.1 This report advises on the outcome of planning appeals determined by the Planning Inspectorate from Appeal decisions from 26 November 2018 to 4 January 2019 and analyses the decisions made by the Planning Management Committee and officers under delegated authority. Details of costs awarded against the council (if any) are also given.

2.0 Equality and Diversity Implications

2.1 There are no equality and diversity implications arising from the proposals.

3.0 Legal Implications

3.1 There are no legal implications arising from the proposals.

4.0 Risk Management

4.1 There are no significant risks arising from the proposals.

5.0 Financial implications

5.1 There are no financial implications arising from the proposals, except for those decisions where costs have been awarded against the council.

6.0 Privacy Impact Assessment

6.1 There are no privacy implications.

7.0 Corporate Outcomes

7.1 The report supports priority outcomes set out in the Corporate Plan - Effective Management; and Value for Money.

7.2 The report is submitted for information.

Legal	Power: Planning and Compulsory Purchase Act 2004				
	Other considerations: None				
Background Papers: Office Files					
Person Originating Report: Rosalind Johnson, Planning Development Manager ☎ 01832 742045 ✉ rjohnson@east-northamptonshire.gov.uk					
Date: 08 January 2019					
CFO		MO		CX	

East Northamptonshire Council

DC Appeal Results

For Period from: 26 November 2018 to 04 January 2019

Officer

Case Ref. No.	Appellant Procedure Proposal	Location	Appeal Type Date Decided	Decision
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Wayne Cattell

Written Representations

18/00301/FUL	Mr D Bletsoe	48 High Street Thrapston Northamptonshire	Against Refusal	
Replacement Windows to First and Second Floors as part of conversion to flats			18/12/2018	Allowed

This was an application which involved the replacement of some timber windows with UPVC ones in a central location in the Thrapston Conservation Area. In refusing the application, officers considered the loss of the timber sashes and their replacement with plastic windows would have an adverse impact on the architectural integrity of the building and, in doing so, would cause harm to the character and appearance of the Thrapston Conservation Area.

In considering this matter, the Inspector was of the view that the front elevation's existing window frames in themselves did not make a particularly noticeable contribution to the Conservation Area. Furthermore he added, notwithstanding the many positive contributions to the significance of the Conservation Area that can be observed along the High Street, a wide variety of upper floor window forms and profiles can be observed and there are already some instances of where replacement plastic windows have been installed. There are therefore modern and unsympathetic influences contained within the Conservation Area that contribute to its existing character. Finally, he considered that the proposed window sections would be of near identical width and profile to the existing windows when viewed externally, most particularly upon the most visible and sensitive front-facing elevation. He therefore allowed the appeal.

Decided Appeals Dismissed :	0	0.00%	
Decided Appeals Allowed :	1	100.00%	M Denotes Member Decision against Officer advice
Decided Appeals Withdrawn :	0	0.00%	
Decided Appeals Total :	1	100.00%	