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Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2023/0389/LBA	ITEM 5	
Proposal:	Replacement oak gate posts and 2 1.2m high oak gates.		
Address:	2 Stamford Road, Exton, LE15 8AZ		
Applicant	Mr K Heckels	Parish	Exton and Horn
Agent:		Ward	Exton
Reason for presenting to Committee:	Applicant is Cllr Heckels		
Date of Committee:	18 July 2023		
Determination Date:	20.06.23		
Agreed Extension of Time Date:	21 July 2023		

EXECUTIVE SUMMARY

The proposal comprises the replacement of oak gate posts and the erection of two 1.2 metre high oak gates to serve the access at 2 Stamford Road, Exton. The gates are visually acceptable and would have no detrimental impact on the setting of the listed building.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. The works shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The works hereby approved shall not be carried out except in complete accordance with the details shown on the submitted plans:

Location Plan
Block Plan
KH-GA001 Rev A Proposed Elevation

Reason: For the avoidance of doubt and to comply with Policy CS22 Core Strategy and Policy SP20 of the Site Allocations and Policies DPD.

3. The works shall be carried out in accordance with the details contained in the application. The gates and posts shall be finished as per the applicant's email dated 15 June 2023.

Reason: For the avoidance of doubt and to comply with Policy CS22 of the Core Strategy and Policy SP20 of the Site Allocations and Policies DPD.

Site & Surroundings

1. The site is located on the north-western side of Stamford Road and accommodates a detached dwelling comprising a stone and thatch structure with a single storey brick and tile element set side onto the highway. The vehicular access is located towards the south of the site leading to an area of hardstanding for parking and turning. A timber pedestrian gate is adjacent to the dwelling.

Proposal

2. The proposal comprises the replacement of the oak gate posts and the erection of a 1.2 metre high pair of oak gates. The gate posts would be at each end of the gates and would be 1.5 metres in height. The gates would open inwards.

Relevant Planning History

None.

Planning Guidance and Policy

National Planning Policy Framework (NPPF) 2019

Chapter 16 Conserving and Enhancing the Historic Environment

Site Allocations and Policies DPD (2014)

SP20 – The Historic Environment

Core Strategy DPD (2011)

CS22 – The Historic and Cultural Environment

Neighbourhood Plan

None

Officer Evaluation

Impact of the listed building

3. The Local Planning Authority is required to ensure that special regard is given to preserving the listed buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act').
4. The NPPF refers to the importance of considering the impact of development on the significance of designated heritage assets. Policy CS22 of the Core Strategy and Policy SP20 of the Site Allocations and Policies DPD both seek to protect historic assets, their settings and their character and special features.
5. The proposal comprises the erection of replacement gate posts and new vehicular gates. The gate posts would be 1.5 metres in height with the gates 1.2 metres in height. The proposed gates would be visible from the public realm but would be of a suitable material with a design that is sympathetic to the character of the listed building.

6. Subject to a condition relating to external materials and finish, it is not considered the proposal would be visually harmful and would safeguard the significance of the listed building.
7. The proposal accords with Section 16 of the NPPF, Policy CS22 of the Core Strategy, Policy SP20 of the Site Allocations and Policies DPD and the above-mentioned Act.

Crime and Disorder

8. It is considered that the proposal would not result in any significant crime and disorder implications.

Human Rights Implications

9. Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation.
10. It is considered that no relevant Article of that act will be breached.

Consultations

11. Highway Authority

No objection.

Neighbour Representations

12. None received.

Conclusion

13. Taking the above into account, it is considered that subject to the imposition of conditions the application would not result in harm to the significance of the listed building and would therefore be in accordance with Section 16 of the NPPF, Policy CS22 of the Core Strategy and Policy SP20 of the Site Allocations and Policies DPD and the above-mentioned Act.