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**Rutland County Council**

Catmose,  
Oakham,  
Rutland  
LE15 6HP

Application:	2023/0847/LBA	ITEM 6	
Proposal:	Repointing works of the main building using lime mortar		
Address:	The Old Rectory, 15 High Street , Morcott, Rutland LE15 9DN		
Applicant	Mr Andrew Johnson	Parish	Morcott Parish Council
Agent:	None	Ward	Braunston & Martinsthorpe Ward
Reason for presenting to Committee:	The applicant is an RCC Councillor		
Date of Committee:	12.12.2023		
Determination Date:	14.12.2023		
Agreed Extension of Time Date:	Yes		

## EXECUTIVE SUMMARY

Essential maintenance works.

## RECOMMENDATION

**APPROVAL**, subject to the following conditions:

1. Works shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
2. Works hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans: unmarked Site Location Plan dated 14.08.2023 and Supporting Document – Heritage Impact Assessment dated 14.08.2023.  
Reason: For the avoidance of doubt and in the interests of proper planning.

## Site & Surroundings

1. The property is The Old Rectory listed residential house, dated 1830, in Tudor gothic style. Coursed rubble with ashlar dressings. The property is in the village centre.

## Proposal

2. The proposal is to repoint the stone masonry.

## **Relevant Planning History**

3. LBA/2006/0200 – various internal and external alterations, approved 26.04.2006.

## **Planning Guidance and Policy**

### **National Planning Policy Framework (NPPF)**

Chapter 12 – Achieving well designed places.

Chapter 16 – Conserving and enhancing the historic environment.

### **Site Allocations and Policies DPD (2014)**

SP15 - Design and Amenity

SP20 - The Historic Environment

### **Core Strategy DPD (2011)**

CS19 - Promoting Good Design

CS22 - The Historic and Cultural Environment

### **Neighbourhood Plan**

The site is not in any relevant neighbourhood plan.

## **Officer Evaluation**

### Principle of the use

4. Residential

### Impact of the use on the character of the area

5. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires a local planning authority to have special regard to the desirability of preserving a listed building and its setting and preserving or enhancing the character or appearance of a conservation area. This carries significant weight in considering planning applications.
6. National policy on the historic environment is contained in the National Planning Policy Framework (NPPF) (2021). Paragraph 189 of the NPPF states that the significance of the heritage asset should be fully described in the application. Paragraph 193 of the NPPF states that, when considering the impact of development on the significance of a designated heritage asset, great weight should be given to its conservation. Paragraph 196 of the NPPF states that, where a proposal would lead to harm that is less than substantial, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

7. Local plan policy on the historic environment is contained in the Rutland Core Strategy (2011) and the Site Allocations and Policies Development Plan Document (2014). Specific policies in relation to heritage assets are CS22 and SP20 which seek to protect and maintain the character of listed buildings.
8. The application includes a historic impact assessment for the building and the proposed works would preserve the heritage assets. There will be no harm to the historic significance of the Listed Building itself nor the character and appearance of this part of the Conservation Area.

#### Impact on the neighbouring properties

9. None

#### Heritage

10. The building comprises two-storey, three bays with a high parapet forming outer shallow gables. The main elevation forms a central door with overlight and hoodmould with drop ends, and three light-mullioned and transomed windows above. Each gable has a three-light mullioned and transomed window to each floor and a quatrefoil in the apex. All windows have hoodmoulds with dropped ends. The string course follows a line of gables and parapets. Gables are emphasised by thin plaster buttresses on each side.
11. On the south side, a rear wing of two storeys with an attic. two bays with an outer door and window alongside incised keystones.
12. Upper windows two-light casements with gothic ogees in upper lights, and incised voussoirs. Half-timbered gabled dormers above.

#### Highway issues

13. Not applicable

#### Level

14. Not applicable

#### Noise

15. Not applicable

#### Dust

16. Not applicable

#### Section 106 Heads of Terms

17. Not applicable

#### Crime and Disorder

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

### Human Rights Implications

19. 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. It is considered that no relevant Article of that act will be breached.

### **Consultations**

20. The LPA Conservation Officer advised the repointing works are appropriate in the context of the application, and no harm will occur to the heritage asset.

### **Neighbour Representations**

21. None

### **Conclusion**

22. The proposal would not be contrary to local or national planning policies and would not have a detrimental impact on the historic significance of the listed building. The application is therefore recommended for approval.