



Planning Committee Report

Committee Date: 7th February 2023

Application Number: WNN/2022/0953

Location: Oriel House, 55 - 57 Sheep Street, Northampton

Development: Change of Use of existing building from Offices (Use Class E) to Residential Use for 18no Apartments (Use Class C3), together with 8no parking spaces to rear and areas for cycle parking and bin storage

Applicant: Chase Parker Holdings Ltd

Agent: br.33 Architectural Visualisations

Case Officer: Samantha Taylor

Ward: Castle Unitary Ward

Referred By: The report is referred by the Head of Planning Delivery

Reason for Referral: Major application

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS, with delegated authority to the Head of Planning Delivery to approve any amendments to the recommended conditions as deemed necessary.

Proposal

The application seeks full planning permission for the change of use from the existing offices to 18 residential apartments, with an extension to the building. There is an accompanying listed building consent application for the proposal.

Consultations

The following consultees have raised **no objections** to the application:

- Arboriculture, National Highways

The following consultees have responded and offer **comments** on the application:

- Conservation Officer, Anglian Water, Archaeology, Ecology, Environmental Protection, Town Centre Conservation Areas Advisory Committee

The following consultees have responded and offer **no comments** on the application:

- Environment Agency, Highways, Historic England, Northamptonshire Police, Fire and Rescue

2 letters of objection have been received

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Design and Impact on Designated Heritage Assets and the Local Area
- Impact on Neighbour Amenity
- Amenity of Future Occupant and Internal Standards
- Highways Impacts
- Flood Risk and Drainage
- Other Matters

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site is an existing office block, on the western side of Sheep Street. The building is a Grade II listed building and forms part of the Holy Sepulchre Conservation Area. The listed building was originally an 18th Century town house, however, it is largely now the historic façade to a 1980s office building. The existing building is 5 storeys.
- 1.2 The surrounding area contains several different uses including offices, an educational facility, residential and other vacant buildings. The site is bound by Broad Street which acts as a ring road around Northampton Town Centre.

2 CONSTRAINTS

- 2.1 The application site is a Grade II listed building and is located within the Holy Sepulchre Conservation Area. The site also lies within the Central Areas as set out within the Northampton Central Area Action Plan.

3 DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The development The development proposes the conversion and extension of the existing office building to 18no. residential units. The proposal seeks to provide 8no. car parking spaces, cycle storage and bin storage.

4 RELEVANT PLANNING HISTORY

- 4.1 The following planning history is considered relevant to the current proposal:

Application Ref.	Proposal	Decision
Oriel House		
N/2017/0712	Various Tree Works	Approved
N/2020/1630	Change of Use from Offices (Use Class E) to Residential (Use Class C3) to create 14no. Apartments	Approved
N2021/0007	Listed Building Consent for the Conversion of Office (Use Class E) to create 14no. Apartments including internal alterations and replacement double glazed windows	Approved
WNN/2022/0954	Listed Building Consent Application for the change of use of the existing building from Offices (Use Class E) to Residential Use for 18no. Apartments (Use Class C3) together with 8no. parking spaces to the rear and areas for cycle parking and bin storage	Under Consideration (on the Committee Agenda)
WNN/2022/1029	T5 and T6 London Plane Removed.	Approved
Northgate House		
PN/2015/0046	Prior notification for change of use of offices to 52 residential apartments	Approved
N/2016/1643	Prior notification for a change of use from offices (Use Class B1) to a free school (Use Class D1)	Approved
N/2018/0878	Minor alterations comprising localised repainting work, replacement of windows/glazing, privacy window film to changing rooms. Replacement waterproofing to flat roof, rooftop balustrade/handrail and 'man-safe' roof access system at Upper Ground to Fourth Floor Level	Approved
N/2018/1245	Variation of Conditions 2 and 3 of Prior Notification Permission N/2016/1643 (change of use from offices (Use Class B1) to a Free School (Use Class D1)) to improve permitted parking and drop off/pick up arrangement	Approved
N/2019/1595	Variation of Condition 2 of Planning Permission N/2018/0878 for minor alterations comprising localised re-painting work, replacement of windows/glazing, privacy window film to changing rooms, replacement waterproofing to flat roof,	Approved

	rooftop balustrade/handrail and 'man-safe' roof access	
49-53 Sheep Street		
N/2020/0447	Conversion of Offices (Use Class B1) to 14no Apartments (Use Class C3), including alterations to rear elevation and internal alterations	Approved
N/2020/0448	Listed Building Consent Application for the conversion of Offices (Use Class B1) to 14no Apartments (Use Class C3), including alterations to rear elevation and internal alterations	Approved
Land to the Rear of 49-53 Sheep Street		
N/2020/1565	Proposed new residential development of 4no apartments on land to the rear of 49-53 Sheep Street	Approved

5 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 5.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development that affects the setting of a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving or enhancing the character or appearance of a conservation area.

Development Plan

- 5.5 The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted Local Plan (Part 1 – saved policies) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy (Local Plan Part 1) – Policies

- 5.6 The West Northamptonshire Joint Core Strategy (JCS) provides an up-to-date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

S1 – The distribution of development
S2 – Hierarchy of Centres
S3 – Scale and distribution of housing development
S10 – Sustainable Development Principles
C2 – New developments
H1 – Housing density and mix and type of dwellings
BN5 – Historic Environment
BN9 – Pollution control
INF1 and 2 – Infrastructure delivery
N1 – The regeneration of Northampton

Northampton Local Plan (1997)– Saved Policies

- 5.7 Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

E20 – New development
B14 – Non-business development

Northampton Central Area Action Plan (CAAP) (2013) – Policies

- 5.8 The relevant policies of the Northampton Central Area Action Plan (CAAP) are as follows:

Policy 1 – Conservation Area
Policy 15 – Safeguarded Employment Sites

Northampton Local Plan Part 2 (2011-2029) (Emerging)

- 5.9 The Local Plan was submitted to the Planning Inspectorate for examination in February 2021. As part of the examination in public, hearings chaired by Government-appointed Planning Inspectors took place in November 2021. The Planning Inspectors have indicated that the plan is capable of being found sound subject to main modifications being made.
- 5.10 Consultation on main modifications took place in July and August 2022. In November and December 2022, consultation on further main modifications took place to address issues relating to two specific sites. Accordingly, the policies in the emerging plan are material considerations in the determination of planning applications and significant weight is attached to all of the policies - with the exception of Policies 41 and 43.
- 5.11 The relevant emerging policies are set out below.

Policy 1 – Presumption for sustainable development (Significant Weight)
Policy 2 – Placemaking and Design (Significant Weight)
Policy 4 – Amenity and Layout (Significant Weight)

Policy 13 – Residential and other residential led allocations (Significant Weight)
 Policy 14 – Type and Mix of Housing (Significant Weight)
 Policy 35 – Parking Standards (Significant Weight)

National Policies

5.12 The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraphs 7 – 12 – Presumption in favour of sustainable development.
 Section 6 – Building a strong and competitive economy
 Section 8 – Promoting healthy and safe communities.
 Section 9 – Promoting sustainable transport
 Section 11 – Making effective use of land
 Section 12 – Design

Material Considerations

5.13 The following documents are material considerations in the assessment of the application:

- Northampton Parking Standards Supplementary Planning Document
- Northamptonshire Parking Standards

6 RESPONSE TO CONSULTATION

Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council’s website.

Consultee Name	Position	Comment
Conservation Officer	Comments	<p>The removal of the top storey of the extension to the rear is welcome. The impact on the character and appearance of the conservation area and listed building will be much reduced.</p> <p>Some additional information regarding the features along the ridge of the building are required.</p> <p>Initial Comments - the Officer originally objected to the scale and design of the extension to the building, due to the impact on the character of the conservation area and the impact of the box dormers of the listed building frontage.</p>
Anglian Water	Comments	<p>No additional comments to add to previous response</p> <p>Initial Comments – conditions are</p>

		recommended in regards to securing foul water drainage works and surface water management strategy
Arboricultural Officer	No objections	Applications WNN/2022/0790 and WNN/2022/1029 considered the removal of trees from the site. These applications were considered acceptable. The planting proposals require the submission of a detailed landscape scheme.
Archaeology Officer	Comments	No material changes that alter first comments. Initial Comments – satisfied the proposed development will only effect the 1980s interior of the building and the historic façade will not be altered in a manner detrimental to its significance.
Environment Agency	No Comments	The EA does not wish to comment on this application
Ecology	Comments	No additional comments from initial comments made. Initial Comments – The proposal is unlikely to have features of interest to roosting bats
Environmental Protection Officer	Comments	The application has been reviewed and the Officer notes that the documents provided in respect of the current application regarding noise etc are those which were previously considered against the earlier application N/2020/1630, where fewer residential apartments without an extension were approved. As such, the documents provided in support of the current application require updating. Therefore, the Officer has suggested a number of conditions relating to noise, air quality, EV charging, waste storage, low Nox boilers, construction phase.
Highways Officer	No comments	The LHA have no comments to make on the application
Historic England	No comments	Do not wish to be consulted on this application
National Highways	No objections	No comments on the proposal
Northamptonshire Police, Fire and Rescue	No comments	No comments on the proposal.
NNC S106 Officer	Comments	Request for financial contributions towards Early Years Education of £29,792 and Libraries of £2,498.
Town Centre Conservation	Comments	Consideration to the impact of the altered frontage on the setting of the Holy

Areas Advisory Committee		Sepulchre Church, character and appearance of the conservation area and the listed building itself. It would be preferable to use secondary double glazing or like for like replacement of the windows.
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7 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

7.1 There have been 2 objections received raising the following comments:

- Concern regarding the impact of the proposal on pupils through noise and general disturbance
- Proposal would result in overdevelopment of the site
- Proposal would cause harm through the provision of addition units, causing harm through an increase in activity, waste collection and number of occupants
- Comments that it appears works have ben undertaken without a planning permission having been issued
- Concerns regarding dust and noise during construction

8 APPRAISAL

Principle of Development

- 8.1 The application falls within the Central Area as designated within the CAAP, as such, Policy 15 is relevant to the consideration of this application. Policy 15 protects the loss of former use class 'B' within employment areas.
- 8.2 The application site is located in the town centre of Northampton. Residential new-build flats exist across Broad Street from this site, and properties along Sheep Street have also gained planning permission to be converted into residential flats, including 49-53 Sheep Street. The principle of residential development in this area is acceptable in principle under Policy S1 of the Joint Core Strategy.
- 8.3 It is also the case that the Council cannot presently demonstrate a five year housing land supply for the former Northampton Borough area. Therefore, in accordance with the presumption in favour of sustainable development in Paragraph 11 of the NPPF, development should be permitted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The development of the site for housing would contribute, albeit on a small scale, towards the Council's housing supply with associated social and economic benefits and this therefore weighs in favour of the proposal.
- 8.4 Also of relevance to the consideration of the principle of residential use on this site is the earlier grant planning permission for conversion of the offices to 14no. residential apartments. This has established the use of the site for residential purposes, and could be implemented within the conditioned time limit.
- 8.5 In line with the above the loss of the former business use in this circumstance is considered acceptable and the principle of providing residential units is accepted.

Design and Impact on the Designated Heritage Assets and Local Area

- 8.6 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 8.7 Policies BN5 and S10 of the Joint Core Strategy and Policy 1 of the Northampton Central Area Action Plan require high quality design. All refer to heritage assets and that any new development or works should be sympathetic to the listed building in terms of its character and setting.
- 8.8 The application site is a Grade II listed building and is located within the Holy Sepulchre Conservation Area. There are a number of further listed buildings within the surrounding area.
- 8.9 The Conservation originally objected to the proposed development, due to the scale and design of the extension. The scale and design of the extension has been amended and the scheme reduced from 20 apartments to 18 apartments. The top storey has been removed along with the box dormers above the existing roof projection. The Conservation Officer has advised in their updated comments, that the removal of the top storey is welcomed, and the impact on the character and appearance of the conservation area and the listed building will be much reduced.
- 8.10 The Conservation Officer recognises that whilst the building is grade II listed, the existing building is a replica building that was granted consent for demolition and rebuilding in the 1980s. The front façade is likely to be original, with some alterations. The interior of the building is entirely modern following its reconstruction and therefore, there is no impact on the historic fabric for the internal configuration of the building. On the front elevation, the additional provision of two windows on the roof eaves lines are proposed. These would match the existing window, which is located at the same height position, in the centre of the eaves line.
- 8.11 In addition, the Officer has reviewed the earlier application, for the conversion of the building to 14no. apartments, where the replacement of the windows to the frontage was agreed, and notes the proposed slim lite double glazing is considered acceptable. The current proposal states that double glazed uPVC will be used on the windows in the rear elevation. Further details of this window type and material are considered necessary and a condition seeking these details is recommended.
- 8.12 Paragraph 196 of the NPPF outlines that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use.
- 8.13 The significance of the building is considered to be largely limited to the original front façade of the listed building and the contribution this makes to the character and appearance of the conservation area. Whilst the building does make a positive contribution to the conservation area and has significance as a listed building, overall the significance of the building is limited, due to only the front façade being original with the other parts being of 1980s construction. The modern interior of the building and design of the existing modern extension to the rear are considered not to

contribute to the significance of the listed building, The existing rear extension, although modern, is of a scale and design that is in-keeping with conservation area and therefore, makes a minor positive contribution to the character and appearance of the conservation area, albeit not from a historical stance. The extension to the rear would be of a single storey, and would be clad in slate to match the existing roof. The existing mansard roof would be removed and replaced with new brick.

- 8.14 Following the receipt of amended plans, the scale of the proposed extension has been reduced, which has resulted in the proposal having a much-reduced impact upon the listed building and conservation area, especially when viewed from the rear of the site. The front elevation would remain largely as existing, albeit with the provision of two new windows at eaves level and the replacement of the windows, which has previously been approved. The rear elevation of the proposal seeks to replicate the existing form, albeit raising this by a storey, with a slate clad mansard roof to match the existing at the top floor, with brick provided below.
- 8.15 The proposal would bring the building back into use, ensuring its repair and long-term retention, securing a viable use for the currently vacant listed building. In addition, there would be a modest contribution to the Council's housing supply, which is of public benefit.
- 8.16 It is considered that there would be some limited harm to the significance of the listed building, due to the extension and the alterations to the façade. However, this harm has been limited through the amendments to the design and the minor changes to the façade including the provision of two new windows and replacement windows below.
- 8.17 In terms of the impact on the character and appearance of the conservation, the proposed addition of windows to the façade are considered to result in limited harm, through the introduction of new detailing to the historic façade. However, this is limited due to the small scale of the amendments. The rear extension is situated within the conservation area and the design is considered appropriate, replicating the existing built form through the use of similar scale and materials. The provision of an additional storey would be visible from public vantage points at the rear of the site, however, these views are limited due to the proximity of the site to Broad Street, a main road and that the proposal would not appear overly dominant from the rear. Overall, there would be harm caused to the character and appearance of the conservation area, through the introduction of additional development at the rear, however, this is considered to be limited harm to its significance due to the appropriate design and much reduced scale.
- 8.18 On balance, it is considered that securing a viable use for the vacant listed building and the contribution the development would make to the Authority's housing supply would be of sufficient public benefit to outweigh the harm caused to the significance of the Listed Building and Conservation Area. As such, it is considered that the proposal would have an acceptable impact upon the designated heritage assets.

Impact upon Neighbouring Amenity

- 8.19 It is acknowledged that concerns have been raised from the adjacent educational facility raising concerns with the impact of the proposal on the amenity of its pupils through noise and other pollution generated from the development.
- 8.20 The application site is separated from existing residential development to the west by Broad Street. Given the separation between these properties, the proposal would not have an unacceptable impact upon these neighbouring properties.

- 8.21 To the south 49-53 Sheep Street has been granted planning permission to be converted in to 14 flats and there is an additional planning permission for a new apartment block consisting of 14 flats fronting Broad Street.
- 8.22 To the north of the site is Northgate House, which operates as a free school. The property shares a vehicle access point with the application site. Whilst the proposal would have alterations to the north elevation, it is considered that the proposal would not have an unacceptable impact upon the school. The concerns regarding noise and other pollution such as dust are considered to be suitable controlled through planning conditions particularly through the Construction Management Plan.
- 8.23 Whilst the approved application at the rear of 49-53 Sheep Street does include windows in the east elevation facing towards Sheep Street (the rear of 49-53 Sheep Street), the windows are not directly overlooking those at the rear of Oriel House, the application site. In addition, the proposed conversion of the building to residential apartments which included windows serving habitable rooms at the rear, was considered acceptable. As such, it is considered that any harm would be caused by an existing relationship, should the conversion of Oriel House be carried out. Therefore, the proposal is considered not to cause additional harm to amenity of the occupiers of the Oriel House or the apartment building on the land to the rear of 49-53 Sheep Street, as approved under application N/2020/1565.
- 8.24 In terms of the impact of the proposal on Northgate House, it is considered that the wouldn't be a loss of privacy to the students using the free school through the proposal. The comments regarding noise and other pollution such as dust during construction are noted and reiterated by the Environmental Protection Officer in respect of the additional impact of the proposal, having increased from the approved 14 residential apartments to the proposed 18.

Amenity of Future Occupiers and Internal Standards

- 8.25 The application proposes residential accommodation. As such, it is important to consider whether the internal standards proposed are sufficient. The Nationally Described Space Standards are a good measure for ensuring acceptable internal standards.
- 8.26 The following table sets out the residential accommodation proposed and the require size se out under the Nationally Described Space Standards.

Level	Accommodation Provided	Proposed Size	Space Standard Required
Lower Ground	1no. 1 bedroom, 2 person	50.8m ²	50m ²
	1no. 2 bedroom, 4 person	77.2m ²	70m ²
Ground Floor	1no. 1 bedroom, 2 person	50.8m ²	50m ²
	1no. 2 bedroom, 4 person	77.2m ²	70m ²
	1no. 2 bedroom, 3 person	61.1m ²	61m ²
	1no. 1 bedroom, 1 person	41.9m ²	39m ²
First Floor	1no. 1 bedroom, 2 person	50.8m ²	50m ²
	1no. 2 bedroom, 4 person	77.2m ²	70m ²
	1no. 1 bedroom, 1 person	48.4m ²	39m ²
	1no. 2 bedroom, 3 person	65.9m ²	61m ²

Second Floor	1no. 1 bedroom, 2 person	50.8m ²	50m ²
	1no. 2 bedroom, 4 person	77.2m ²	70m ²
	1no. 1 bedroom, 1 person	45.9m ²	39m ²
	1no. 2 bedroom, 3 person	63.4m ²	61m ²
Third Floor	1no. 1 bedroom, 2 person	50.8m ²	50m ²
	1no. 2 bedroom, 4 person	80.2m ²	70m ²
	1no. 1 bedroom, 2 person	52.2m ²	50m ²
	1no. 1 bedroom, 1 person	41.9m ²	39m ²

- 8.27 As shown in the table, each of the proposed apartments meets the relevant space standard required set out in the Nationally Described Space Standards. As such, the proposal is considered to provide sufficient internal space for future occupiers, and provide an acceptable amenity in this respect.
- 8.28 The floorplans show that each of the habitable rooms (bedrooms and living spaces) are served by exterior windows, in most cases, by more than one exterior window. There is potential for overlooking between bedroom 1 of unit 4 and the living space of unit 6, bedroom 1 of unit 8 and the living space of unit 10, bedroom 1 of unit 12 and the living space of unit 14 and bedroom 1 of unit 16 and the living space of unit 18. In each of these cases the plans show that frost glass would be provided to the windows within each of the bedrooms to restrict overlooking. The plans also show that these bedrooms would be served by standard non-frosted windows on the side elevation, and not that overlooking the living space of the units. As such, the occupiers of each of these bedrooms would have an outlook from standard window and would not be reliant upon the frosted windows to provide outlook. As such, the proposed development is considered acceptable in terms of the privacy afforded to future residents, within the development itself. A condition securing the implementation of these frosted windows and their retention is recommended.

Highways Impact

- 8.29 The Council's Highways Officer has been consulted on the proposal and have confirmed they do not have any comments to make.
- 8.30 The site is located within close proximity to the facilities within the town centre and a range of alternate transport modes and is therefore considered to be within a highly sustainable location.
- 8.31 The application includes the provision of 8 car parking spaces, utilising the existing shared access at the side of the building. The plans show that the existing entrance with gates is to be reused. Electric vehicle charging points to each space are proposed. The application site is located with the town centre within a highly sustainable location, with relatively short walking distance to a range of facilities and easy access to a range of alternate transport modes. In line with this, the provision of parking spaces for the proposed development is considered acceptable and the Highways Officer has not objected to the proposal on this basis.
- 8.32 Cycle storage is proposed within the building at lower ground level. The plans show that a vertical bike rack to store 22 bikes would be provided with easy access to the exterior of the building.
- 8.33 Overall, the proposal is considered to have an acceptable impact on highway safety due to the provision of electric charging points for vehicles, provision of cycle

storage and sustainable location.

Flood Risk and Drainage

- 8.34 The site lies within Flood Zone 1, according to the Environment Agency's flood risk for planning mapping. The site is within a very low risk of surface water flooding, as defined by the EA. The applicant has provided details of drainage, stating that the existing proposal seeks to re-use the existing drainage and as the proposal would not result in the creation of to the footprint of the building, there would be no material change in the drained areas as part of the development. The Environment Agency's request in respect of conditions securing surface water drainage details and foul water are noted, however, this has been provided by the applicant within the drainage strategy. The strategy provided also includes details of a proposed schedule of maintenance for below ground drainage. Unfortunately, the Local Lead Flood Authority Officer has not responded to the application. As such, confirmation will be sought on the acceptability of the information provided prior to the Committee meeting and update provided on whether the document would be an approved document or whether further information is required and a condition securing the submission of the details is required.

Other Matters

Planning Conditions

- 8.35 The earlier applications N/2020/1630 and N/2021/0007 were granted subject to planning conditions requiring details to be approved for several matters. Applications to discharge condition 3 (Sample of Materials to be provided), condition 4 (Construction Environment Management Plan) and condition 5 (Glazing and Ventilation) were subsequently approved. The applicant has provided these details in support of their current applications.
- 8.36 In regard to Conditions 3 (Sample Materials to be provided) and 5 (Glazing and Ventilation) a decision approving these details in respect of the approved 14 unit scheme. This approval letter was dated 13th July 2022.
- 8.37 The Authority has not issued a decision regarding Condition 4 (Construction Environment Management Plan).
- 8.38 The Environmental Protection Officer has reviewed the submitted information in respect of the current application and has outlined in their response that the documents provided relate to the construction of 14no. apartments under the earlier scheme and not the current proposal for 20 no. apartments including a new extension. Therefore, has requested that conditions are imposed to ensure that suitable details are provided in respect of these matters. Whilst it is noted that the scheme has been reduced to 18 apartments and an updated report provided, the Environmental Health Officer has not amended their comments currently.
- 8.39 In terms of the details approved by condition 3 requiring the submission of the sample of materials, the approved Ibstock Tradesman Cheviot brick with grey pointing mortar is considered acceptable. The use of these bricks are not specifically identified on the submitted plans, therefore, it is necessary to secure a plan showing where these bricks would be used. In addition, the proposal includes the use of other new external materials such as the slate tiles. It is considered reasonable and necessary to secure details of these new materials.

- 8.40 It is noted that additional details have been provided for the heritage windows to the frontage, which are considered acceptable. However, the plans show that uPVC windows would be used at the rear of the building. Details of these have not been provided and are requested by the Conservation Officer.

9 FINANCIAL CONSIDERATIONS

- 9.1 The development is CIL liable. As the development is above the threshold of 15 units, the development is required to provide financial contributions towards early years education and the provision of 35% on-site affordable housing, under policy H2. and the proposal would meet the threshold of 15 or more dwellings, requiring the provision of 35% on-site affordable housing
- 9.2 The NNC S106 Officer acting on behalf of the West Northamptonshire Council Key Services have requested financial contributions of £29,792 towards early years education and library improvements of £2,498. The Planning Obligations SPD sets out a requirement for developments to contribute towards early years education, however, there is no such requirement for contributions towards library improvements.
- 9.3 As part of the submission, the applicant has indicated that the scheme would be financially unviable if it were require to provide a policy compliant affordable housing or other planning obligations relevant to the scheme. The submitted viability assessment has been independently assessed by the Authority's viability consultant, who has conclude that the scheme is unable to offer any form of affordable housing or any form of financial contributions.
- 9.4 The Authority accepts the findings of the independent viability assessment and is of the view that the redevelopment of the site to provide residential accommodation, albeit not in accordance with the affordable housing policy, and is acceptable on this occasion as the Authority is currently unable to demonstrate a 5 – year housing land supply and that the independently assessed viability details have concluded that this in this case, the scheme would be unviable.

10 PLANNING BALANCE AND CONCLUSION

- 10.1 The principle of residential development is accepted, the proposal would not have an unacceptable impact upon the listed building, the design is considered acceptable, it is not considered that the proposal would harm the setting of neighbouring historic buildings nor that of the Conservation Area, acceptable living conditions are provided and the scheme would not have an unacceptable impact upon neighbouring amenity. As such, subject to conditions, no objections are raised with regards to the requirements of the National Planning Policy Framework, Policies S1, S2, S3, S10, C2, H1, BN5 of the West Northamptonshire Joint Core Strategy, and policies 1 and 15 of the Northampton Central Area Action Plan 2013.

11 RECOMMENDATION / CONDITIONS AND REASONS

- 11.1 Grant permission subject to conditions as set out below with delegated authority to the Head of Planning Delivery for Planning and Environment to approve any amendments to those conditions as deemed necessary.

Time limit

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Approved plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan 0002 Br.33 V1 00 DR 00000 SO Rev 01
Proposed Site Plan 0021 BR.33 V1 00 DR 10001 SO Rev 01
Proposed Lower Ground Floor Plan Br.33 00 01 DR 10110 Rev 02
Proposed Ground Floor Plan 0021 Br.33 00 GF DR 10111 Rev 02
Proposed First Floor Plan 0021 Br.33 00 01 DR 10112 Rev 02
Proposed Second Floor Plan 0021 Br.33 00 02 DR 10113 Rev 02
Proposed Third Floor Plan 0021 Br.33 00 03 DR 10114 Rev 02
Proposed East and North Elevation 0021 Br.33 00 XX DR 30100 02
Proposed West and South Elevations 0021 Br.33 00 XX DR 30101 02
Proposed Section West 0021 Br.33 00 XX DR 20100 Rev 02
Proposed Section East 0021 Br.33 00 XX DR 20101 Rev 02
Gate Elevation 0002 Br.33 V1 XX DR 30102 SO Rev 01
Sash and Case Drawing 00001 Rev A
Sturroks Joinery Proposed specification for traditional sash and case windows

Reason: For the avoidance of doubt and to accord with the terms of the planning application/listed building consent application.

Materials

3. Prior to the commencement of the development hereby approved a materials schedule providing full details of all proposed external facing materials (including new brickwork and external doors) showing the location of the proposed material shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with the requirements of Policies S10 and H1 of the West Northamptonshire Joint Core Strategy.

Noise

4. Notwithstanding the submitted details, prior to the commencement of development the noise impact assessment must be updated to reflect the proposed development and should include details of an update glazing and ventilation scheme for the site. The submitted details must include verification from the manufacturer that the scheme meets the requirements of the updated noise impact assessment. The approved scheme shall be implemented prior to the first occupation of the residential units hereby permitted and thereafter maintained in the approved state.

Reason: In the interests of residential amenity in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Boundary treatments

5. Notwithstanding the submitted details, prior to first occupation of the development hereby approved full details of all proposed boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided on site prior to first occupation and retained thereafter.

Reason: In the interests of visual amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan 1997 (saved policy) and the requirements of the National Planning Policy Framework.

Security measures

6. Prior to first occupation of the development hereby approved a crime security measures strategy for crime prevention for the residential units shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme for crime security shall be implemented in full accordance with the approved details prior to first occupation of the residential units hereby approved and retained thereafter.

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

Waste condition

7. Prior to first occupation of the development hereby approved, a waste management plan providing full details of the storage and collection of waste (including a management plan for collection of refuse from the bin store and arrangements for moving the bins in and out before and after collection and a plan for cleaning and maintaining the bin store) associated with the approved development shall be submitted to and approved in writing by the Local Planning Authority. The Waste Management Plan and secure bin store as shown within plan 0021 Br.33 V1 00 DR 10001 SO Rev 01 shall be fully implemented as approved prior to the first occupation of any part of the development hereby permitted and retained thereafter.

Reason: In the interests of creating a sustainable form of development, in accordance with the requirements of the National Planning Policy Framework and Policy H1 of the West Northamptonshire Joint Core Strategy.

Electrical charge points

8. Notwithstanding the submitted details, full details for the provision of the 8 electric vehicle charging points for the units as shown on the Proposed Site Plan 0021 BR.33 V1 00 DR 10001 SO Rev 01 hereby approved shall be first submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and fully implemented prior to the development being first brought into use.

Reason: To ensure the provision of adequate facilities in accordance with the Northampton Parking Standards Supplementary Planning Document (2019).

Landscaping condition

9. Notwithstanding the submitted details, prior to first occupation of the development hereby approved a detailed scheme of hard and soft landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority.

All planting, seeding or turfing agreed within the approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner of plants, shrubs and trees that may die are removed or become seriously damaged or diseased with others of similar size and species.

The approved hard landscaping scheme shall be carried out prior to occupation and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and S10 of the West Northamptonshire Joint Core Strategy.

Bicycle storage

10. The bike store as shown within Proposed Lower Ground Floor Plan Br.33 00 01 DR 10110 Rev 022 shall be provided prior to first occupation of the site and retained on site at all times thereafter for the secure parking of bicycles.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

Parking condition

11. The parking spaces shown on approved Proposed Site Plan 0021 Br.33 V1 00 DR 10001 SO Rev 01 shall be constructed prior to the first occupation of the development hereby approved and retained thereafter solely for the parking of vehicles associated with the development hereby approved.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with the requirements of the National Planning Policy Framework.

Obscure glazing

12. The following windows shall be glazed with obscured glass to Level 3 or higher of the Pilkington scale of privacy or equivalent as may be agreed in writing by the Local Planning Authority, and shall be secured shut at a level below 1.7 metres above the internal floor level of the room the window serves, before the residential units hereby permitted are first occupied and thereafter retained in that form at all times:

Bedroom 1 of Unit 4, as shown on Proposed Ground Floor Plan 0021 Br.33 00 GF DR 10111 Rev 02

Bedroom 1 of Unit 8 as shown on Proposed First Floor Plan 0021 Br.33 00 01 DR 10112 Rev 02

Bedroom 1 of Unit 12 as shown on Proposed Second Floor Plan 0021 Br.33 00 02 DR 10113 Rev 02

Bedroom 1 of Unit 16 as shown on plan Proposed Third Floor Plan 0021 Br.33 00 03 DR 10114 Rev 02

Reason: To safeguard the privacy of the adjoining property in accordance with Policy E20 of the Northampton Local Plan and the National Planning Policy Framework.

Removal of PD rights

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent order revoking and re-enacting the provisions of the order, the units hereby permitted shall be used only for purposes within Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification and shall not be used as a House in Multiple Occupation.

Reason: In the interests of amenity and highway safety in accordance with Policies H1 and H5 of the West Northamptonshire



**West
Northamptonshire
Council**

Title: **Oriel House, 55 - 57 Sheep Street**

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Date: 23-01-2023

Scale: 1:1,250 @A4

Drawn: M Johnson