



Planning Committee Report

Committee Date: 14th March 2023

Application Number: WNN/2021/1153

Location: Cheviot Place, Broad Street, Northampton, NN1 2FQ

Development: New residential development of 22no apartments (Revised scheme following Planning Permission N/2020/1565)

Applicant: Archway Construction

Agent: CC Town Planning

Case Officer: Adam Walker

Ward: Castle Unitary Ward

Referred By: Assistant Director of Planning and Development

Reason for Referral: Major application

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: REFUSE

Proposal

The application seeks full planning permission for a new residential development of 22 apartments. The proposal is a revised scheme following planning permission N/2020/1565 for 14 apartments.

Consultations

The following consultees have raised **no objections** or made **comments** on the application:

- Anglian Water
- Archaeology Advisor
- Construction Futures
- Ecology Advisor
- Environmental Protection
- Local Highway Authority
- National Highways
- NHS Clinical Commissioning Group
- Northamptonshire Police
- Section 106 Officer

The following consultees have raised **objections** to the application:

- Conservation Section
- Town Centre Conservation Areas Advisory Committee
- Strategic Housing

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
- Heritage and urban design considerations
- Living conditions of future occupiers
- Impact on neighbour amenity
- Highways impacts
- Financial viability

The report looks into the key planning issues in detail, and Officers conclude that the impacts of the proposal are unacceptable and are not outweighed by other material planning considerations.

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 located on the eastern side of Broad Street and to the west (rear) of 49-53 Sheep Street (Cheviot House), which is a Grade II listed building within the ownership of the applicant. The site comprises of an area of hardstanding that was formerly used as car parking in connection with the use of 49-53 Sheep Street as offices. This neighbouring listed building has recently been converted into apartments. The site has been fenced off.
- 1.2 The site is within Northampton town centre and lies within the Holy Sepulchre Conservation Area.
- 1.3 Immediately to the north of the site is an unlisted historic dispensary building and a car park associated with Oriel House (55-57 Sheep Street). Oriel House is Grade II listed and planning permission has recently been approved for the change of use from offices to apartments.
- 1.4 To the south of the site is a car park belonging to the Northampton Ex-Servicemen's Club (47 Sheep Street), which is also Grade II listed.
- 1.5 To the west of the site, on the opposite side of Broad Street, is a large residential apartment block known as Alpha House.

2 CONSTRAINTS

- 2.1 The application site sits to the rear of 49-53 Sheep Street, which is a Grade II listed building. There are several other Grade II listed buildings on the western side of Sheep Street that are in close proximity to the site.
- 2.2 Adjacent to the site's northern boundary is the former Northampton Friendly Society Dispensary. This neighbouring building is a candidate for inclusion on the Local List and is deemed to be a non-designated heritage asset.
- 2.3 The site is within the Holy Sepulchre Conservation Area.
- 2.4 The site also lies within the boundary of the Northampton Central Area Action Plan.

3 DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The application seeks full planning permission for a new residential building to provide 22 apartments. The proposed building would be 6 storeys in height, including a recessed mansard roof. The scheme would consist of 15no. 2-bedroom apartments and 7no. 1-bedroom apartments.
- 3.2 The proposed apartment building would occupy the full width of the plot and would front onto Broad Street. A shared access is also proposed to the rear of the site. At the back of the building some private garden space would be provided for two of the ground floor units.
- 3.3 It is proposed to face the building in mock ashlar at ground floor level with brickwork above. The mansard roof would have a fibre cement slate finish.
- 3.4 An internal bike store and separate bin store would be provided at ground floor level. Additional cycle storage would also be provided to the rear of the building.

4 RELEVANT PLANNING HISTORY

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

| Application Ref | Proposal | Decision |
|---|--|--------------------------|
| Application site | | |
| N/2020/1565 | New residential development of 14no apartments | Approved 19/03/2021 |
| 49-53 Sheep Street (Cheviot House) | | |
| N/2020/0447 | Conversion of Offices (Use Class B1) to 14no Apartments (Use Class C3), including alterations to rear elevation and internal alterations | Approved and implemented |
| 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 | Granted |

| 55-57 Sheep Street (Oriol House) | | |
|---|--|----------|
| N/2020/1630 | Change of Use from Offices (Use Class E) to Residential (Use Class C3) to create 14no. Apartments | Approved |
| WNN/2022/0953 | 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 | 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 | Granted |

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 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.
- 5.3 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

- 5.4 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

- 5.5 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:

SA – Presumption in favour of sustainable development
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
BN2 – Biodiversity
BN5 – Historic Environment
BN9 – Pollution control
INF1 and 2 – Infrastructure delivery
N1 – The regeneration of Northampton

Northampton Local Plan (1997) – Saved Policies

- 5.6 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 (design)
E26 – Conservation Areas: development and advertisements

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

- 5.7 The relevant policies of the CAAP material to this application are as follows:

Policy 1 – Promoting design excellence
Policy 10 – Parking
Policy 11 – Town centre boundary
Policy 15 – Office and business uses
Policy 16 – Central area living

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

- 5.8 Following the decision at the Full Council on 18 January 2021, the former Northampton Borough Council submitted the Northampton Local Plan Part 2 (2011 – 2029) and supporting documents to the Secretary of State for Housing, Communities and Local Government (now Secretary of State for Levelling Up, Housing and Communities) on 4 February 2021 for examination. This is in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

On 3rd February 2023, the Council received the Inspector's Final report which concluded that the Plan is legally compliant and sound, subject to Main Modifications being made. The policies therein are therefore considered to carry significant weight.

In line with Paragraph 48 of the National Planning Policy Framework, the policies contained within the emerging Northampton Local Plan Part 2 are therefore a material consideration in the determination of planning applications. The main policies of relevance are:

Policy 1 – Presumption in favour of sustainable development
Policy 2 – Placemaking and Design
Policy 4 – Amenity and layout
Policy 6 – Health and wellbeing
Policy 14 – Type and mix of housing
Policy 29A – Supporting and Enhancing Biodiversity

Policy 31 – Protection and enhancements of designated and non-designated heritage assets

Policy 33 – Highway network and safety

Policy 35 – Parking standards

Policy 37 – Infrastructure Delivery and Contributions

National Policies

- 5.6 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 5 – Delivering a sufficient supply of homes

Section 7 – Ensuring the vitality of town centres

Section 8 – Promoting healthy and safe communities

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well-designed places

Section 16 – Conserving and enhancing the historic environment

Material Considerations

Northampton Parking Standards Supplementary Planning Document

Northamptonshire Parking Standards

Planning Obligations Strategy Supplementary Planning Document

Planning Out Crime Supplementary Planning Guidance

Holy Sepulchre Conservation Area Re-Appraisal and Management Plan

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 |
|-----------------------|-----------------|--|
| Anglian Water | No objection | The proposed drainage strategy is acceptable. The existing sewerage system has capacity for the additional flows generated by the development. |
| Archaeology Advisor | No objection | No comments to make on this application. |
| Conservation Section | Object | Object on the grounds of the impact on the character and appearance of the Holy Sepulchre Conservation Area and the setting of nearby listed and non-listed buildings. |
| Construction Futures | Comment | Request financial contribution towards training. |

| | | |
|---|--------------|---|
| Ecology Advisor | No objection | No objection subject to a condition requiring bat and bird boxes |
| Environment Agency | No comments | No comments received. |
| Environmental Protection | No objection | No objection subject to conditions relating to noise, contaminated land, air quality, a construction environmental management plan, waste strategy, boiler specification and electric vehicle charging provision. |
| Lead Local Flood Authority | No comments | No comments received. |
| Local Highway Authority | No objection | The LHA has no comments to make on this application. |
| National Highways | No objection | The development is unlikely to materially affect the Strategic Road Network. |
| NNC S106 Officer | Comment | Request for financial contributions towards Early Years Education (subject to updated capacity assessment), Primary Education and Libraries. Recommend a condition for fire hydrants/sprinklers. |
| Northamptonshire Clinical Commissioning Group (NHS) | Comment | Request financial contribution towards healthcare provision |
| Northamptonshire Police | No objection | No objection subject to a condition requiring a crime prevention strategy. |
| Northampton Town Council | No comments | No comments received. |
| Strategic Housing | Object | Object to the absence of affordable housing and the lack of a sustainability statement. |
| Town Centre Conservation Areas Advisory Committee | Object | Object on the grounds of the impact of the development on the adjacent Northampton Friendly Society Medical Institute Dispensary building. |
| Ward Councillors | No comments | No comments received |

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 One objection has been received. A summary of the comments is provided as follows:

- Concern raised with the absence of dedicated parking for the development and the impact of increased parking demand on the surrounding highway network.

8 APPRAISAL

General Principle

8.1 The principle of new residential development on the site has already been established under extant planning permission N/2020/1565. That permission allows for a four-storey building to provide 14 apartments.

- 8.2 The proposed development is for 22 apartments. The Council is currently unable to demonstrate a 5 year housing land supply and the proposal would therefore provide a modest increase in the quantum of development that this site would yield. What is more, the proposal would further support the aim of Policy 16 of the Central Area Action Plan to deliver 3,400 new homes within Northampton town centre up to 2026.
- 8.3 The increase in the number of units on the site represents a more efficient use of this brownfield land and would provide additional dwellings within a highly sustainable location.
- 8.4 The general principle of the development is therefore considered acceptable and in accordance with the development plan and the National Planning Policy Framework (NPPF).

Heritage and urban design considerations

- 8.5 The site is within the Holy Sepulchre Conservation Area and is to the rear of Nos.49-53 Sheep Street (Cheviot House), which is a Grade II listed building. The site also lies close to some other Grade II listed buildings on the western side of Sheep Street, namely Nos.41 & 43, 45, 47, 55 & 57 Sheep Street. In addition, the site is adjacent to the former Northampton Friendly Society Dispensary building which is considered to be a non-designated heritage having regard to paragraph 203 of the NPPF. This non-designated heritage asset is a candidate for inclusion on the Local List and is of historic significance as an illustration of medical provision prior to the creation of the National Health Service.
- 8.6 Saved Policy E26 of the Northampton Local Plan, Policy BN5 of the Joint Core Strategy, emerging Policy 31 of the Local Plan Part 2 and chapter 16 of the NPPF are of direct relevance when considering heritage matters.
- 8.7 It is necessary to consider the impact of the proposed development on the character and appearance of the Holy Sepulchre Conservation Area and the setting of the aforementioned listed buildings and non-designated heritage asset. Setting is defined in Historic England guidance as the surroundings in which a heritage asset is experienced and can be affected by changes to surroundings, land use or character. The application is supported by a Heritage Statement and Heritage Addendum that provide an assessment of the heritage impacts.
- 8.8 The site occupies a prominent position on the western edge of the Holy Sepulchre Conservation Area. Buildings within the Conservation Area are predominantly three or four-storey in height. Cheviot House is three storeys to the front and four storeys at the rear, and the adjacent dispensary building is two storeys in height. There is some taller development within the Conservation Area slightly further to the north of the site where Northgate House includes a six storey element with mansard roof abutting Broad Street. Whilst not within the Conservation Area, there is a substantial six and seven storey apartment building on the opposite side of Broad Street.
- 8.9 A four storey building incorporating a recessed mansard roof has already been found to be acceptable under planning permission N/2020/1565. That scheme also spanned the full width of the site and fronted onto Broad Street. There were negotiations during the application process which resulted in the building being reduced by one storey and the top floor being altered to a mansard style roof set in from the external walls. The amendment to the scheme assisted in reducing the bulk of the building and enabled that application to be approved.

- 8.10 The proposal is for a six storey building that would be significantly higher than Cheviot House. The eaves of the proposed building would sit above the ridgeline of Cheviot House with the mansard roof on top.
- 8.11 Officers consider that the bulk, scale and proportions of the proposed building would be out of keeping with the scale of Cheviot House and the adjacent non-designated heritage asset and would result in an unduly prominent addition to the Conservation Area. The proposed building would be substantially higher than the listed buildings on Sheep Street that lie to east of the site and would detract from their setting by introducing an overly dominant scale of building. Furthermore, the proposal would dwarf and overwhelm the adjacent dispensary building to the north. As such, the proposal would result in an incongruous form of development that would dominate views within and into the Conservation Area and would harm the setting of Cheviot House, other neighbouring listed buildings on Sheep Street and the adjacent non-designated heritage asset.
- 8.12 In comparison, the previously approved development is considered to have a far more sympathetic relationship with heritage assets. The approved building sits below the eaves of Cheviot House and its form is much more 'squat' and in proportion to surrounding development.
- 8.13 The level of harm to the identified heritage assets is considered to be 'less than substantial' within the context of the NPPF. Paragraph 202 of the NPPF is therefore engaged and as such it is necessary to weigh this harm against the public benefits of the proposal.
- 8.14 The proposal would help to deliver the redevelopment of this vacant piece of brownfield land which, in its current state, detracts from the character and appearance of the Conservation Area and the setting of adjacent listed buildings. The proposal would also contribute to housing delivery within a sustainable location, and it effectively represents a 'windfall' of 8 additional units over and above the extant consented scheme. The proposal would generate economic benefits through the construction phase as well through demand for local services and such like when it is occupied. These factors support the social, economic and environmental strands of sustainable development as defined by the NPPF and would thereby provide public benefits.
- 8.15 Officers do not consider that these public benefits would outweigh the harm that would be caused to the character and appearance of the Conservation Area and the setting of designated and non-designated historic buildings through the introduction of the proposed building on the site. The level of harm would be disproportionate relative to the public benefits of the proposal.
- 8.16 In addition to the heritage concerns, the juxtaposition between the massing of the proposed building and the adjacent dispensary building to the north would also have a detrimental effect on the appearance of the Broad Street streetscene from an urban design perspective.
- 8.17 In conclusion, it is considered that the proposed building would have an unacceptable impact upon the Holy Sepulchre Conservation Area, the setting of neighbouring listed buildings to the east, the setting of the non-designated heritage asset to the north and the Broad Street streetscene. The application is therefore contrary to Saved Policies E20 and E26 of the Northampton Local Plan, Policies BN5 and S10 of the Joint Core Strategy, Policy 1 of the CAAP, emerging policies 2 and 31 of the Northampton Local

Plan Part 2 and guidance in the NPPF. The application also fails to accord with sections 66 & 72 of the Listed Buildings Act.

Living conditions of the future occupiers

- 8.18 The sizes of the proposed flats all exceed the Government's nationally described space standard (2015) and the units would be provided with window openings that would provide an adequate level of natural light and a suitable outlook. There are windows in the north and south (side) elevations of the building that serve open plan living areas and these windows are shown to be obscure glazed. These windows are nevertheless effectively secondary openings and the open plan living areas have main openings in the front or rear elevations. Ground floor windows in the front elevation of the building are proposed to be fitted with one way glazing to maintain privacy from Broad Street.
- 8.19 Environmental Protection are satisfied that the development would not be subject to adverse noise or air quality issues, subject to conditions.
- 8.20 At ground floor level flats 1 and 3 would be provided with private garden areas. The remaining flats do not have any private amenity space, however, given that the proposal is for flatted development within the town centre it is not considered that private gardens are necessarily required in this instance. The site is close to a range of local amenities and facilities within the town centre and is within walking distance of local parks, including The Racecourse.
- 8.21 Overall, it is considered that an acceptable standard of accommodation would be provided for future occupiers and the application is in accordance with Policies S10 and BN9 of the Joint Core Strategy, Policies 4 and 6 of the emerging Northampton Local Plan Part 2 and guidance in the NPPF.

Neighbouring amenity

- 8.22 49-53 Sheep Street has planning permission to be converted into 14 flats and this permission has been implemented. Planning permission has recently been approved for the change of use of 55-57 Sheep Street to 18 apartments and this site lies a short distance to the north east. Established residential development lies to the west of the site on the opposite side of Broad Street.
- 8.23 The proposal is likely to have a greater impact on some of the flats within 49-53 Sheep Street in comparison to the approved development in terms of natural light and outlook because of the increased height of the building. The proposal would also introduce additional habitable windows in the rear elevation. However, given the separation distance between the buildings, on balance the additional impact is not considered to be unduly harmful. It is worth noting as well that 49-53 Sheep Street is within the ownership of the applicant.
- 8.24 With regards to the impact on the approved residential development at 55-57 Sheep Street, windows within the northern elevation are proposed to be obscure glazed and this would mitigate any potential overlooking issues. The proposed building would also generally be at an oblique angle to windows within 55-57 Sheep Street which would help to mitigate the impact on outlook. The proposed building is likely to result in some overshadowing effects given its height and position to the south west of this neighbouring site. However, it is considered that the impact of this would not be significantly greater than the approved development and to the extent that it would warrant a refusal of planning permission.

- 8.25 The application site is well separated from existing residential development to the west by Broad Street and there are no significant concerns with this relationship.

Highway matters

- 8.26 The Local Highway Authority has been consulted on this application and no issues have been raised with the proposal.
- 8.27 The application site is located within the town centre, within a highly sustainable location with good access to facilities, amenities and public transport links. In line with this, the absence of off-street parking provision for the proposed flats is considered acceptable.
- 8.28 The submitted plans demonstrate the provision of a bike store at ground floor level with some additional bike storage provided to the rear of the site. This would assist in promoting the use of sustainable modes of transport.

Other matters

- 8.29 Matters relating to archaeology, contaminated land, crime prevention, drainage, waste management, ecological mitigation and enhancement and measures to mitigate the impact of the construction phase could all be adequately addressed through suitably worded conditions – similar to the extant planning permission.
- 8.30 One public representation has been received, which raises concerns with the absence of off-street parking and the impact of parking demand associated with the development on the surrounding highway network. However, for the reasons set out earlier within this appraisal, the absence of dedicated parking space is considered acceptable in this location.

9 FINANCIAL CONSIDERATIONS

- 9.1 By reason of the scale and type of the development, the proposal triggers a requirement for Section 106 planning obligations. The development is also CIL liable.
- 9.2 The Community Infrastructure Levy (CIL) Regulations 2010 (as amended) and Paragraph 57 of the NPPF specify three key legal tests in ascertaining whether a particular obligation can be requested. These specify that obligations should be:
- i) Necessary to make the development acceptable in planning terms;
 - ii) Directly related to the development; and
 - iii) Fairly and reasonably related in scale and kind to the development.
- 9.3 In addition, the NPPF details that major housing developments should be expected to provide at least 10% affordable Housing, with Policy H2 of the Joint Core Strategy seeking the provision of 35% affordable housing, subject to the assessment of viability, to be provided as an integral part of the development with a tenure to reflect local housing need.
- 9.4 In terms of viability, the NPPF advises that the weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances. Furthermore, Planning Practice Guidance supporting the NPPF provides detailed standards for viability appraisals and indicates that an assumption of 15-20% profit is a suitable developer return.

- 9.5 The application is accompanied by a viability assessment which sets out that the proposed scheme would be unviable if it includes affordable housing or Section 106 financial contributions. The assumptions in the applicant's viability assessment have been tested by an Independent Viability Consultant on behalf of the Council. The Independent Viability Consultant advises that the assumptions made in the submitted assessment are generally sound and reasonable and recommends that the Council accepts zero affordable housing from this development with no other Section 106 obligations. As part of the Independent Viability Consultant's testing of the applicant's Financial Viability Appraisal (FVA), the level of developer profit has been reduced from 20% to 17.5% and even at this lower level the development has been found to be unviable with any planning obligations.
- 9.6 The applicant's FVA does not include a contribution towards off-site open space provision, which would be required for the proposed quantum of development and in accordance with the Planning Obligations Strategy SPD and emerging Policy 28 of the Northampton Local Plan Part 2. It also does not include any contributions towards healthcare and construction training, as recommended by the NHS Clinical Commissioning Group and Construction Futures respectively. Nevertheless, the inclusion of these contributions would only add to the unviability of the development. The applicant's FVA includes a contribution towards libraries, which could not be secured because there is no policy basis for this. The library contribution is however very modest and would not materially alter the conclusions of the independent viability assessment.
- 9.7 Based on the advice provided, officers accept that it would be unreasonable to seek affordable housing and other relevant planning contributions as part of this development on viability grounds. The absence of affordable housing and other obligations must therefore be weighed in the overall planning balance. Although the proposal would not be policy compliant in terms of planning obligations, such matters would be outweighed by the wider benefits of developing the site for housing in officers' opinion.
- 9.8 Notwithstanding the conclusions of the FVA, CIL would still be payable on the development.

10 PLANNING BALANCE AND CONCLUSION

- 10.1 The principle of residential development on the site has already been established via an extant planning permission for a four-storey building providing 14 apartments. The current application is seeking to increase the quantum of development to 22 apartments through the inclusion of two additional floors of accommodation.
- 10.2 It is considered that the bulk and mass of the proposed six storey building would fail to respect the scale of adjacent listed buildings to the east and the non-designated heritage asset to the north, resulting in an overly dominant building that would harm the setting of these assets. Furthermore, the scale of the proposed building would introduce an unduly prominent form of development into the Holy Sepulchre Conservation Area that would fail to preserve or enhance the character or appearance of the Conservation Area. The harm that would be caused to these heritage assets would not be outweighed by the public benefits of the proposed development.
- 10.3 The juxtaposition between the scale of the proposed building and the adjacent non-designated heritage asset to the north would result in an incongruous form of

development that would harm the visual amenity of the Broad Street streetscene. The proposal is therefore considered to represent poor design.

- 10.4 The application is considered to be contrary to Saved Policies E20 and E26 of the Northampton Local Plan, Policies BN5 and S10 of the Joint Core Strategy, Policy 1 of the Central Area Action Plan, Policies 2 and 31 of the emerging Northampton Local Plan Part 2, guidance contained within the National Planning Policy Framework and sections 66 & 72 of the Listed Buildings Act.

11 RECOMMENDATION

- 11.1 It is recommended that the application be refused for the following reason:

The bulk and mass of the proposed building would fail to respect the scale of adjacent listed buildings to the east and the non-designated heritage asset to the north, resulting in an overly dominant building that would harm the setting of these assets. The scale of the proposed building is such that it would introduce an unduly prominent form of development into the Holy Sepulchre Conservation Area that would fail to preserve or enhance the character or appearance of the Conservation Area. Furthermore, the juxtaposition between the scale of the proposed building and the adjacent non-designated heritage asset to the north would result in an incongruous form of development that would harm the visual amenity of the Broad Street streetscene. The application is therefore contrary to Saved Policies E20 and E26 of the Northampton Local Plan, Policies BN5 and S10 of the West Northamptonshire Joint Core Strategy, Policy 1 of the Northampton Central Area Action Plan, Policies 2 and 31 of the emerging Northampton Local Plan Part 2, guidance contained within the National Planning Policy Framework and sections 66 & 72 of the Listed Buildings Act.



**West
Northamptonshire
Council**

Title: **Cheviot Place, Broad Street**

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