



Planning Committee Report

Application Number: WNN/2022/1180

Location: 29 Victoria Road, Northampton, NN1 5ED

Development: Conversion, part-demolition and extension to factory building to provide 10No. residential flats

Applicant: Abbott Signs

Agent: Stimpson Walton Bond Architects

Case Officer: Andrew Mackriell

Ward: Castle Unitary Ward

Reason for Referral: Application called in by Councillor Stone - Residential amenity, refuse storage, impact on services, parking

Committee Date: 3 August 2023

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT OUTLINE PLANNING PERMISSION SUBJECT TO CONDITIONS as set out below with delegated authority to the Assistant Director for place and Economy to approve any amendments to those conditions as deemed necessary.

Proposal

The application is an outline planning application for the redevelopment of the existing commercial building on the site to form 10No. flats with access, appearance, layout and scale for consideration. Reserved matters include only landscaping. The building has been in use as a sign manufacturing workshop which is currently not operating. and is located at the corner of Victoria Road with Harold Street.

Consultations

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

- Councillor Stone

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

- Conservation Officer
- Environmental Protection
- Archaeology Officer
- Highways
- Ecology
- Northants Police
- Anglian Water

Nine letters of objection have been received and five further comments on the revised plans. No letters of support 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 the Development
- Impact of the proposals on the character of the existing building and the Conservation Area
- Impact on the character and amenity of the area
- Standards of amenity for future occupiers
- Refuse and cycle storage
- Flood risk and drainage issues
- Highway Matters
- Ecology

The report looks into the key planning issues in detail, and Officers conclude that the proposed development 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 comprises a two-storey factory building with rendered elevations situated at the corner of Victoria Road and Harold Street within an urban area to the east of Northampton Town Centre. Until recently the premises have been in use as a sign manufacturing workshop.
- 1.2 The footprint of the existing building fills virtually the entire site. There is no vehicular access to the building and on-street parking only.
- 1.3 The surrounding urban area is characterised by predominantly two-storey terraced dwellings interspersed with former factory buildings converted to residential use which contribute to the character of this part of the Boot and Shoe Quarter Conservation Area.
- 1.4 The application site is within walking distance of Northampton town centre as well as a range of retail and other local services on Wellingborough Road to the north. There are frequent bus services on Wellingborough Road and also on Billing Road to the south.

2 CONSTRAINTS

- 2.1 The application site is within the Northampton Boot and Shoe Quarter Conservation Area.

3 DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The development proposal comprises the part demolition and rebuilding of the existing factory in order to convert the building into residential accommodation comprising ten flats with on-site cycle and refuse bin storage. Four flats will be provided on the ground floor, five flats on the first floor and one flat will be provided on the new second floor created within the roof space.
- 3.2 The plans have been revised to take account of the objections particularly from the Council's Conservation Officer and reduce the scale of the proposed development. The number of flats proposed is now reduced from twelve to ten, resulting in a scaling down of the proposed alterations and extension to the factory building in order to retain its overall size and character in relation to the adjoining buildings.

4 RELEVANT PLANNING HISTORY

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

Application Ref	Proposal	Decision
N/2007/1086	Erection of 13No. flats plans showing two and three-storey development (outline application) REFUSED (04/12/2007)	REFUSED
N/2008/0306	Outline development for redevelopment for 10 flats.	WNDC – Approved (NBC consultation)

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 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. The site is located within the Northampton Boot and Shoe Quarter Conservation Area

5.3 Development Plan

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

- Policy BN5 – Historic environment
- Policy BN2 - Biodiversity
- Policy BN7 – Flood risk
- Policy BN9 – Pollution control
- Policy H1 – Housing
- Policy S10 – Sustainable development principles
- Policy N1 – Regeneration of Northampton

Northampton Local Plan Part 2 (2011-2029) – Policies:

- Policy SD1 – Sustainable development

- Policy Q1 – Placemaking and design
- Policy Q2 – Amenity and layout
- Policy Q5 – Flood risk and water management
- Policy HO1 – Residential led allocation
- Policy HO2 – Type and mix of housing
- Policy ENV4 – Nature conservation protected species
- Policy ENV6 – Conservation/protection of heritage assets
- Policy MO2 – Highways / parking

5.4 Material Considerations

- National Planning Policy Framework (NPPF)
- Conservation Area Appraisal:- Boot and Shoe Quarter Conservation Area:-
- 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 on the original plans submitted	The proposal to convert the building to residential is considered acceptable (despite the impact this will have on the overall character of the Boot and Shoe Conservation Area), but the specific nature of the proposals is not acceptable (Original plans submitted). Any development of the building should be within the existing building footprint and envelope and where possible the existing industrial features including the windows should be retained.
Conservation Officer	No objection Updated comments (REVISED PLANS)	No objections. The existing building makes a unique contribution to the character of the Boot and Shoe Conservation Area as it is an industrial building of predominantly domestic scale. The proposal to retain the existing footprint and scale of the building is welcome with particular emphasis on retaining the eaves and ridge heights of the differing sections of the building. Further information should be submitted regarding the proposed window and doors and the taking-in door on the building to ensure that they will be able to retain the character of the building – it would clearly be preferable for the

		existing features to be retained in-situ.
Environmental Protection	Comments	No objections subject to conditions relating to construction management plan, site contamination assessment and mitigation.
County Archaeology	Comments	No objections to the revised scheme subject to condition requiring a programme of archaeological work.
Highways	Comments	The site is within a parking Permit Zone; therefore all on-street parking is controlled. The LHA has commented that the number of parking permits may be limited and there is no guarantee that every resident within the building if converted to residential will be issued with a permit. In further comments relating to the revised scheme for 10 flats, the LHA recommend an appropriate condition or informative requiring prior consultation with the LHA regarding a Traffic Regulation Order change.
Northampton Town Council	Comments	No objections but highlight concerns about the impact on parking. Also highlight potential loss of privacy for residents in Harold Street due to three storey development proposed (two-storey now retained in revised plans).
Environment Agency	Comments	The previous use of the proposed development site as a former factory/workshop presents a potential risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a secondary A aquifer. EA consider that it will be possible to manage the risks posed to controlled waters by the development. Further detailed information will however be required before built development is undertaken. Therefore the proposed development will be acceptable if a planning condition is included requiring the submission of a remediation strategy
North Northants Development Management Section 106	Comments	Libraries Contribution required.
Northants Police	Comments	No objections – recommends ground floor

		doors/windows meet security standards etc.
LLFA	Comments	Insufficient information – no surface water drainage details, refers to Anglian Water response.
Anglian Water	Comments	Specify conditions regarding drainage and informatives regarding connection to public sewer.
Ecology	Comments	Preliminary Roost Assessment for bats should be submitted prior to determination of the application.
Councillor Danielle Stone	Objection	Proposed flats are small with no amenity space and limited storage. The bin store is too close to the flats, bins are shown lining the wall adjoining one bedroom and would be in close proximity to another. Use of bins will create noise nuisance. Services and schools in the area are already under pressure. Lack of car-parking and cut backs in bus services.

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 Nine objections to the original scheme were received raising the following comments:

- Impact of the development on the availability of car-parking in the area
- Unneighbourly - potential disturbance/loss of amenity
- Adverse impact on the character of the area

8 APPRAISAL

Principle of the Development

8.1

The site lies within a predominantly residential area where the principal of residential accommodation is acceptable. The conversion to residential use would also contribute towards the Council's 5 year housing supply. As such, the proposal is in conformity with the development plan subject to the considerations below.

Impact of the proposals on the character of the existing building and the Conservation Area

8.2

The original plans for the scheme proposed substantial alterations to the building including an overall increase in height. The Council's Conservation Officer objected to the original plans due to the adverse impact on the appearance of the factory building which contributes to the character of this part of the Boot & Shoe Quarter Conservation Area by virtue of its domestic scale which relates to the predominantly two-storey terraces in the surrounding area.

- 8.3 Revised drawings have been submitted and these are the plans under consideration. The number of proposed flats has been reduced to ten and this has facilitated the overall reduction in the scale of the proposed development. The revised scheme is therefore considered to be acceptable in terms of its impact on the appearance of the existing building as well as the Conservation Area and would be in line with other factory conversions in the area.

Impact on the character and amenity of the area

- 8.4 The site comprises an isolated industrial unit within a residential area. The site is located within an inner urban area of Northampton, where there is a relatively high density of development with primarily terraced housing and some residential conversions of former industrial and commercial premises in the surrounding streets.
- 8.5 The proposed development would provide ten flats and therefore represents a windfall site which would contribute to local housing need in a sustainable location. The site is within walking distance of the town centre and also employment areas such as Northampton General Hospital situated to the south on Billing Road.
- 8.6 The conversion of the building to residential will result in some impact on the amenity of the area in terms of the change of use and how the occupation of the building will change. However the residential use of the building is unlikely to have an unacceptable impact in terms of overlooking or loss of privacy from habitable rooms. The terraced street character of the area will not be adversely affected.
- 8.7 Therefore it is considered that the conversion of the building would not result in an unneighbourly development, given that the site is currently a redundant industrial use within a predominantly residential area and furthermore the proximity to potential employment, shopping facilities and other services would make the development attractive for future occupiers. Furthermore, the premises fall within Use Class E of the Use Classes Order and therefore could be used for a variety of other uses within Class E without planning permission being required.
- 8.8 The Council's Environmental Health section have been consulted and have recommended the imposition of necessary planning conditions to secure a Construction Environmental Management Plan and also to control the hours of construction work on the site in order to mitigate the impact of building works on the surrounding area.

Standards of amenity for future occupiers

- 8.9 Policy H1 of the Joint Core Strategy requires regard to be given to the living conditions of future occupiers. The NPPF paragraph 130 f) seeks to ensure developments provide a high standard of amenity for existing and future users.
- 8.10 The Nationally Described Space Standards are considered an appropriate method by which to assess the provision of an appropriate level of amenity in respect of internal space provided within proposed residential units. In this case the proposed flats would meet the minimum space standards for the one bedroom units (37 sq. metres or more) or the 2 bed units (61 sq.m or more). All ten flats will be self-contained and have an acceptable outlook with street-facing windows providing adequate natural light in line with the objectives of the NPPF.

- 8.11 With regard to overall amenity space the scheme proposes a small enclosed communal sitting out / open area on the ground floor at the rear of the building; otherwise there will be no individual external amenity space for the individual flats, however the authority has no set minimum space requirements for such amenity areas, and this is considered in line with most other flat developments in the area. The site is within relatively close distance of Becketts Park providing an area of outdoor recreational space.

Refuse and cycle storage

- 8.12 Facilities for the provision of wheelie bins are proposed as part of the application. The site is in an area where most surrounding properties, being terraced houses, do not have wheelie bins, however due to the number of flats proposed, the provision for the storing of wheelie bins off-street is considered essential and this is provided for in the plans and would be required by condition.

Flood risk and drainage issues

- 8.13 The application is to convert and change the use of the existing building to residential. The proposals do not include further built development on the site and on this basis Anglian Water have assessed the application and raise no objection, however, recommend appropriate conditions in order to secure the implementation of schemes for foul and surface water drainage.

Highway Matters

- 8.14 The potential impact of the development on car-parking space in the area has been raised by many of the objectors to the proposals. The site is located in a highly sustainable location near to Northampton town centre as well as the local facilities and shops on Wellingborough Road. It cannot be assumed that all future residents will own a car and whilst it is acknowledged that there has been a general increase in demand for car-parking over the years this should not be an over-riding factor in determining the application and should be weighed against the positive impacts of the development in providing residential accommodation in a sustainable location.
- 8.15 Furthermore, it is noted that the Highway Authority has raised no objection but advise that the applicant consults the Highway Authority in respect of a potential Traffic Regulation Order to alter parking restrictions that may no longer be needed in the vicinity. An informative would be added to any planning consent in this regard.

Other Matters

Ecology / Protected species

- 8.16 The Council's Ecology Officer requested a Preliminary Roost Assessment be carried out at the building prior to determination of the application. A bat roost assessment was submitted and concludes that there is a low likelihood of the presence of bat roosts in the building. Accordingly the Ecology Officer has recommended that if there is a two year lapse before development commences a revised bat roost assessment and protected species survey should be carried out.

9 FINANCIAL CONSIDERATIONS

- 9.1 The development is CIL liable.

10 PLANNING BALANCE AND CONCLUSION

- 10.1 The application site is located within a primarily residential area, therefore the conversion of the building into ten flats is acceptable in principle. Whilst it is not a listed building, the building is considered a significant building within the Boot & Shoe Quarter Conservation Area. The revised plans for the conversion and rebuilding to provide ten flats would largely retain the original height, massing, and form of the building. The eaves and roof ridge line along Harold Street and Victoria Road will remain unchanged; accordingly the resultant development would retain its existing relationship with the scale of the adjoining terraced houses. On balance it is considered the development would have an acceptable impact on the Conservation Area.
- 10.2 The residential use of the building would not be out of character in this primarily residential area and therefore little weight is given to those objections where there is a perceived loss of amenity resulting from further residential development. There would be public benefit in providing ten residential units in what is currently an underused industrial building.
- 10.3 The urban area of Northampton cannot currently demonstrate a five year housing land supply therefore the proposed development in providing ten flats represents a windfall site contributing to local housing need in a sustainable location, close to the town centre and also employment.
- 10.4 Accordingly it is recommended that outline planning permission is granted subject to conditions in order to ensure a satisfactory development which will retain the character and appearance of the building and have an acceptable impact on the residential amenities of the area as well as controlling aspects of the development such as its impact on drainage and biodiversity in the area.

11 CONDITIONS

Reserved Matters Details

1. Approval of the details of the landscaping ("the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: This permission is in outline only granted under Article 5(1) of The Town and Country Planning (Development Management Procedure) Order 2015 (as amended).

Time Limit – Reserved Matters

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of The Town and Country Planning Act 1990.

Time Limit

3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or, if later, before the expiration of two years from the date of approval of the reserved matters to be approved.

Reason: To comply with Section 92 of The Town and Country Planning Act 1990.

Approved Plans

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

2022/058/400 Location Plan
2022/058/300 Existing Block Plan
2022/058/301 Rev.A Proposed Block plan
2022/058/100 Existing elevations & Section
2022/058/101 Rev.D Proposed floor plans & Roof plan
2022/058/200 Proposed Elevations & Sections
2022/058/102 Rev.E Proposed elevations & Section
2022/058/200 Existing Roof plan

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

Contamination

5. Prior to the commencement of the development hereby permitted, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme shall be subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes where appropriate,
 - adjoining land,
 - ground waters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

6. Prior to the commencement of the development hereby permitted, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings, controlled waters, and other property and the natural and historical environment must be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria,

timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the proposed residential use of the land after remediation.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

7. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition No.5, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 6 which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Condition 7.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Foul Drainage

9. Prior to the commencement of any development, a scheme for the provision and implementation of on-site foul water drainage works, including connection point and discharge rate to the public network, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and completed fully in accordance with the approved details and the approved implementation programme prior to occupation of the development hereby permitted and maintained thereafter.

Reason: To secure satisfactory drainage of the site and to reduce the risk of flooding in accordance with Policy BN9 and BN7 of the West Northamptonshire Joint Core Strategy and Policy Q5 of the Northampton Local Plan Part 2. This is a pre-commencement condition to ensure timely submission of details.

Surface Water Drainage

10. No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved surface water strategy prior to occupation of the development hereby permitted and shall be maintained thereafter.

Reason: To prevent pollution of the water environment and to reduce the risk of flooding in accordance with Policies BN7 and BN9 of the West Northamptonshire Joint Core Strategy, and Policy Q5 of the Northampton Local Plan 2.

Building Recording

11. No alteration or demolition shall take place until a programme of buildings recording has been compiled and submitted to and approved in writing by the Local Planning Authority in accordance with the recording brief issued by the Local Planning Authority.

Reason: In the interests of archaeological research in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

Archaeology

12. No development shall take place until the applicant or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

The written scheme must include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) Fieldwork in accordance with the agreed written scheme of investigation;
- (ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the LPA);
- (iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the local planning authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the LPA.

Reason: In the interests of archaeological research in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy and the NPPF Paragraph 205. This is a pre-commencement condition to ensure timely submission of details.

Construction Environmental Management Plan

13. Prior to the commencement of the development (including demolition) a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction.

The Statement required to discharge the Construction Environmental Management Plan condition of this consent shall cover the following matters:

- the parking of vehicles of site operatives and visitors;
- details of any temporary site construction access; and
- loading and unloading of plant and materials using large vehicles;
- storage of plant and materials used in constructing the development;
- details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- measures to control the emission of dust and dirt during demolition and construction;
- a scheme for waste minimisation and recycling/disposing of waste resulting from the demolition and construction works, which must not include burning on site;
- hours of demolition and construction work;
- control of noise and/or vibration
- measures to control overspill of light from security lighting where appropriate

Reason: In the interests of safeguarding highway safety, and residential amenities of adjoining properties by reducing pollution in accordance with the aims of Policy BN9 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition in order to agree the terms of the CEMP prior to commencement of demolition and construction work.

Construction Hours

14. Construction works on the site must not occur outside the following hours:-

Monday - Friday: 7:30 a.m. - 18:00 p.m.

Saturday - 8:00 a.m. - 14:00 p.m.

NO WORK TO BE CARRIED OUT ON SUNDAYS AND BANK HOLIDAYS/PUBLIC HOLIDAYS.

If work at times outside these hours is required permission should first be obtained from the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Materials

15. Full details of the proposed external facing materials (roof slates, new brickwork/render where appropriate, window frames, rainwater goods) shall be submitted to and approved in writing by the Local Planning Authority before any external works commence. The development shall be carried out in accordance with the approved details and retained as such.

Reason: In the interests of visual amenity and to maintain the significance of the building which is a non-listed heritage asset within the Boot and Shoe Quarter Conservation Area. This is to accord with Policy BN5 of the West Northamptonshire Joint Core Strategy, and Policies Q1 and ENV6 of the Northampton Local Plan Part 2.

Window/ Door Details

16. Prior to the installation of the windows, doors and first-floor taking-in/delivery door on the Harold Street elevation, full details of these doors and windows (including sections and profiles of glazing bars) to a scale of 1:20 shall be submitted to and

approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details, and the windows and doors shall be fully installed prior to the first occupation of the residential development hereby permitted and retained thereafter.

Reason: To ensure the protection of the character and appearance of the building which is a non-listed heritage asset in accordance with the aims of Policy BN5 of the West Northamptonshire Joint Core Strategy and Policies Q1 and ENV6 of the Northampton Local Plan Part 2.

Rooflights

17. The rooflights hereby permitted shall be conservation type, details of which shall be submitted to and approved in writing by the Local Planning Authority before installation work commences.

Reason: In the interests of the character and appearance of the building within the Boot and Shoe Quarter Conservation Area and to accord with Policy BN5 of the West Northamptonshire Joint Core Strategy, and Policies Q1 and ENV6 of the Northampton Local Plan Part 2.

Bats

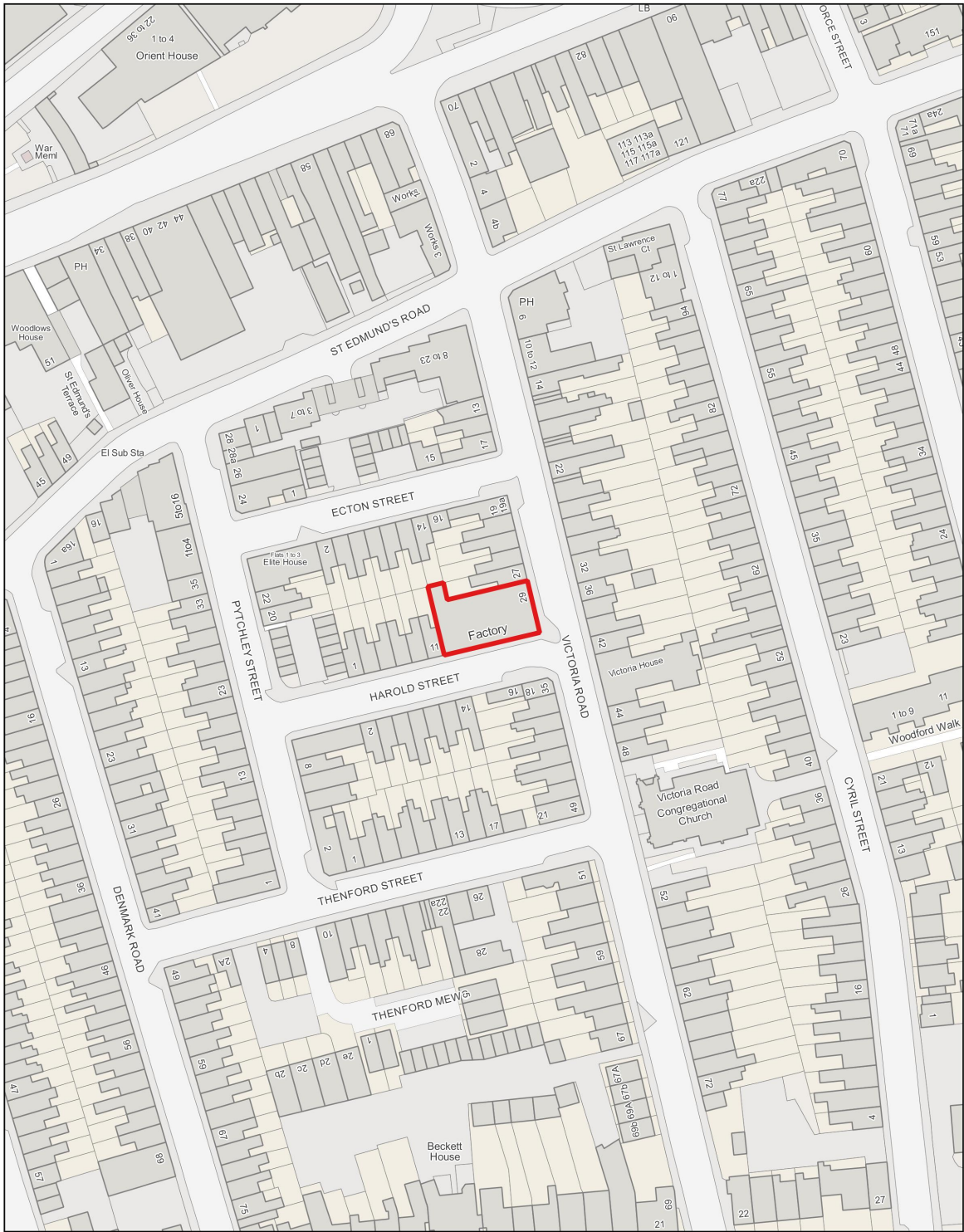
18. The development hereby permitted shall be carried out in accordance with the recommendations set out in Section 4.0 of the Arbtech Consulting Limited Preliminary Roost Assessment dated 15/06/2023 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect habitats and/or species of importance to nature conservation from significant harm in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.

Protected Species Survey

19. If the development hereby approved does not commence by 15/06/2025, a revised protected species survey shall be undertaken prior to the commencement of the development to establish changes in the presence, abundance and impact on bats and breeding birds. The survey results, together with any necessary changes to the mitigation plan or method statement shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.



**West
Northamptonshire
Council**

Title: **29 Victoria Road. Northampton**

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