



Planning Committee Report

Application Numbers: WNN/2023/0245

Location: Beethoven House,
32 Market Square,
Northampton,
NN1 2DQ

Development: Change of Use of existing offices (Class E) to House in Multiple Occupancy for 15No persons (Sui Generis) at first, second and third floor levels. Class E use retained at ground floor level. To include external and internal alterations as shown on submitted drawings

Applicant: Mr A Putjatin

Agent: Mr A Putjatin

Case Officer: Andrew Holden

Ward: Castle Unitary Ward

Reason for Referral: Called in by Councillor Danielle Stone: This is overdevelopment and inappropriate for a prestigious regeneration location. It does not contribute to our vision for the town where children and families can thrive. We need development in the town centre that contributes to local amenity, provides stability and builds community. HMOs do the opposite and should not be allowed in this location. There is already overdevelopment and an imbalance of residential provision aimed at single people

Committee Date: 5TH October 2023

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: THAT THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT BE GIVEN DELEGATED POWERS TO GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS

Proposal

Change of Use of existing offices (Class E) to House in Multiple Occupancy for 15No persons (Sui Generis) at first, second and third floor levels. Class E use retained at ground floor level. To include external and internal alterations as shown on submitted drawings.

Consultations

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

- Councillor Danielle Stone
- Northampton Town Council
- Town Centre Conservation Area Advisory Committee

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

- Historic England
- Archaeologist
- Conservation
- Environmental Health
- Private Sector Housing
- Regeneration
- Police Infrastructure
- Police Crime Prevention Design Adviser

No letters of objection have been received and no letters of support have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plans and other relevant guidance as listed in detail at Section 4 of the report.

The key issues arising from the application details are:

- Principle of Development
- Impact on the character and historical interest of the listed building
- Impacts of the proposed ground floor use
- Suitability of the House in Multiple Occupation for future occupiers
- Impacts on neighbouring occupiers
- Highways and parking considerations

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 comprises a Grade II* listed 17th century building located on the Market Square in Northampton town centre and within the All Saints Conservation

Area. The building has three storeys with an additional room in the roofspace. It was last used as offices but has been vacant for over 10 years.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The proposed development, as amended, is to retain the use of the ground floor as Use Class E and to convert the first, second and third floors to a House in Multiple Occupation (HiMO) for 15 residents. Applications for planning permission and listed building consent have been submitted. This report considers the planning application and a separate report on this agenda considers the listed building consent application.

3 RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
N/1973/LB02	Renovations To Existing Building – Comprising the removal of a door to the front elevation and replacement with a window, blocking up of two doors to the rear and creation of a new doorway, demolition of a rear extension, various internal works.	Approved 28/11/1973
WNN/2023/0246	Listed Building Consent Application for Change of Use of existing offices (Class E) to House in Multiple Occupancy for 15No persons (Sui Generis) at first, second and third floor levels. Class E use retained at ground floor level. To include external and internal alterations as shown on submitted drawings	Decision Pending (Separate item on this agenda)

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.3 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.
- 4.4 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.

4.5 Development Plan

- West Northamptonshire Joint Core Strategy (Local Plan Part 1)
Policy S10 – Sustainable Development Principles
Policy H1 – Housing Density and Mix and Type of Dwellings
Policy BN5 – The Historic Environment and Landscape
Policy BN9 – Planning for Pollution Control
Policy N2 – Northampton Central Area
- Northampton Local Plan Part 2 (2023)
Policy SD1 Presumption in favour of sustainable development
Policy Q1 Placemaking and Design
Policy Q2 Amenity and layout
Policy Q4 Health and wellbeing
Policy RS1: Supporting Northampton town centre’s role
Policy ENV6: Protection and enhancements of designated and non - designated heritage assets
Policy H03 Delivering houses in multiple occupation
Policy M02 Highway network and safety
Policy M04 Parking standards

4.4 Material Considerations

- National Planning Policy Framework (NPPF)
- Northamptonshire County Parking Standards (November 2016)
- Northampton Parking Standards Supplementary Planning Document (November 2019)
- Houses in Multiple Occupation Supplementary Planning Document (November 2019)

5 RESPONSE TO CONSULTATION

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

Consultee	Comment
Historic England	We have previously advised that the proposals have the potential to cause harm to the significance of the Grade II* listed Beethoven House due to intensive internal subdivision, as well as potential to cause harm to buried archaeological remains in the Market Place. We previously advised that an insufficient level of information had been submitted to enable a proper assessment of the degree of harm to the building and there had been no archaeological assessment. Most recently we noted that the revised application set out that that sanitary and drainage works would utilise existing service provision and that no new below ground intervention would be required, and

	<p>that a Written Scheme of Investigation for a programme of archaeological building recording was proposed. The current revision comprises a new Heritage Statement which considers impacts on the asset in respect of the proposed works. Whilst it does not set out anticipated harm in NPPF terms, the assessment indicates areas of significance which would be more, and less, sensitive to change.</p> <p>We continue to advise your authority to make your own assessment of potential impacts, whether positive, neutral or harmful, in line with paragraph 195 of the NPPF, taking into account the advice of your authority's specialist conservation advisor and planning archaeologists. You should also weigh the harm to the significance of the building, which would be less than substantial, against any public benefits of the proposals</p>
Archaeologist	<p>The proposed alterations, refurbishment and change of use of the building may have an impact on its significance. This does not represent an overriding constraint on the development, provided that adequate provision is made for investigation and recording of any remains that are affected. Please attach a suitable condition.</p> <p>Thank you for consulting me on the Heritage Impact Assessment. This provides a suitable level of information at this stage. Given the potential for historic features and finishes to survive, as mentioned in the HIA, provision should be made for a second phase of recording once modern partitions etc have been removed. The condition which I recommended should be used.</p>
Conservation	<p>The revised plans show a proposed commercial use at ground floor and HMO use on the upper floors. There are no objections to this in principle as it would provide a use for the upper floors of the building.</p> <p>There are no objections to the provision of an additional door and passageway to the south of the building. This feature was there at the date of listing and was removed during alterations to the building in the 1970s. The current arrangement is more historic, but there is perceived to be a public benefit in finding a new use for the upper floors. The additional doorways to the rear were in existence and / or approved by the 1970s applications and are not considered to impact on the core significance of the building.</p> <p>Having visited the site I can confirm that there is little surviving of the interior of the building due to extensive re-modelling work in the 1970s. A building recording condition has been separately requested by the Archaeologist and this should detail any surviving historic fabric which may survive behind modern finishes. Historic fabric should be retained within the proposed development.</p>

<p>Councillor Danielle Stone</p>	<p>I strongly object to this and wish to call it in. It does not meet the criteria for creating sustainable development with access to outside clean and green spaces, and access to services like doctors, dentists, schools. It will generate yet more transience where we need stability, sustainability, a family friendly environment and community cohesion. This is overdevelopment and inappropriate for a prestigious regeneration location. It does not contribute to our vision for the town where children and families can thrive. We need development in the town centre that contributes to local amenity, provides stability and builds community. HMOs do the opposite and should not be allowed in this location. There is already overdevelopment and an imbalance of residential provision aimed at single people.</p> <p><i>Comment on revised plans:</i> I object to a 15 bed HMO being even considered for this building in this location. We want the regenerated Market Square to be welcoming to a mixed and diverse community including families with children. A recent report received by LAP 4 shows that local school children feel unsafe in the Town Centre. We need to take this extremely seriously. Transient populations, adults not grounded by family, all contribute to the loss of community our young people are experiencing. I believe building balanced and cohesive communities is a material matter and should be addressed.</p>
<p>Northampton Town Council</p>	<p>The Town Council recommends that this application be refused. This is a prestigious building in a prime location and the proposed use is not suitable for this building. It represents overdevelopment which will have a negative effect on the locality. The Town Council would encourage the owner to think about the location and the historic nature of the building and propose something appropriate.</p> <p><i>No comment on revised plans</i></p>
<p>Town Centre Conservation Area Advisory Committee</p>	<p>The NTCCAC wishes to object to these proposals. While they would result in the reuse of this Grade II* listed building, (not GII as stated), the proposals would result in harm to the significance of the building and we support the views of Historic England. Although we understand that there has been a modification to the use, with some commercial use on the ground floor, we consider that, in view of the large number of proposals for small units, including HiMOs and student accommodation, e.g. The Cornmarket and Market Walk, there is a need to diversify the residential offer in the town centre to promote a mixed and vibrant community, including flats and family accommodation.</p> <p>The NTCCAAC agreed with Historic England that the proposals have potential to cause harm to the significance of the Grade II* building, owing to the intensive internal subdivision. While the NTCCAAC welcomed the amendments to the</p>

	<p>commercial use of the ground floor, it felt that the use of the building for 15 residential units is overdevelopment. It was noted that the kitchen provision is inadequate. There is also the issue of disturbance to residents in this location as a result of activities in the refurbished Market Square.</p> <p><i>Note: The kitchen facilities have been confirmed by Private Sector Housing (PSH) to be adequate, the above comment appears to refer to a comment from PSH on an earlier plan.</i></p>
Environmental Heath	<p>The proposal is an area of the town where a lively night time economy exists, and a number of licensed premises including nightclubs are operating in close proximity. The site is adjacent to “Zapato Lounge” which is open until midnight and has an outside eating space. In addition there is a range of other noise sources in the location including mechanical plant and a car park. The noise transmission both from external sources and internally is unknown, and it is likely that mechanical ventilation will be necessary to achieve the required noise levels. A comprehensive and robust noise assessment will be required to be undertaken to fully determine a suitable mitigate scheme. It is recommended that a sound insulation scheme incorporating 2 closed windows (while not impinging on ventilation requirements) is implemented within the proposed development. Appropriate conditions are recommended for noise mitigation, construction management, Lighting and Land Quality.</p>
Private Sector Housing	<p>The property would be suitable for 15 people in 15 Households, The two separate kitchens as proposed in the revised plans are sufficient, subject to adequate provisions of kitchen facilities. The sanitary facilities as shown on the proposed plans are adequate. The proposed plans show no provisions for fire protection, detection and alarm systems which will be required to meet the appropriate standards.</p>
Regeneration	<p>Understand that the ground floor is entirely Class E and the number of bedrooms has been reduced. As this is the case that satisfies the concerns that Regen Team had with the application.</p>
Police Infrastructure	<p>No comments to make</p>
Police Crime Prevention Design Adviser	<p>Security measures should be incorporated</p>

6 RESPONSE TO PUBLICITY

- 6.1 There have been no third party and neighbour responses received at the time of writing this report.

7 APPRAISAL

Principle of Development

- 7.1 Policy RS1 of The Northampton Local Plan Part 2 "Supporting Northampton town centre's role" includes the following: *In particular, schemes which provide a balanced mix towards meeting the requirements for town centre uses and housing delivery whilst respecting and enhancing the heritage assets will be welcomed.*
- 7.2 The proposal as originally submitted was for the whole of the building to be converted to a house in multiple occupation (HiMO). This would not be acceptable in principle as no town centre use would be provided. An initial amendment showed a limited element of town centre use at the front of the ground floor, with a shared entrance between this and the HiMO use. This was felt to be unworkable and after negotiations with the applicant, a further amendment was produced which showed the whole of the ground floor being retained in Use Class E, which is the current lawful use of the whole building, and a separate entrance being created for the HiMO use on the upper floors.
- 7.3 Use Class E was introduced in 2020 to replace more restrictive use classes, and covers a wide range of potential uses, which could be carried out without the need for planning permission. This includes some uses which are classed as town centre uses, and others which are not. Despite the whole building having a lawful use in Class E, the applicant has agreed to the use of the ground floor being restricted to only those uses within Class E which are also town centre uses. This would in practice mean the floor could be used for retail, restaurant / café, indoor sport and various office uses and would prevent inappropriate uses such as light industrial. This would therefore ensure compliance with Policy RS1 and it is considered that a restaurant use in particular would be highly appropriate for this prominent listed building in the heart of Northampton and adjacent to what will be the newly refurbished market square.
- 7.4 It should be noted that, whilst also policy compliant, other town centre uses (eg bar, night club, casino etc) are not proposed. Given that these fall outside Use Class E the further permission would be required for such uses. This will therefore help to mitigate any impact on the residential use above.
- 7.5 In respect of the upper floors, the residential use proposed is also compliant in principle with Policy RS1 and would deliver housing in the town centre.
- 7.6 Regarding the acceptability of this residential use being a HiMO, Policy RS1 does not restrict the type of residential use, whilst Policy H5 of the West Northamptonshire Joint Core Strategy (W NJCS) allows for HiMOs where the proposal would not adversely impact on the character of the area and the amenity of residential areas. Policy H03 of the Local Plan Part 2 allows for new HiMOs where the proposal would not result in an over-concentration of this type of housing; adequate space is provided for the occupiers; appropriate provision is made for refuse, cycle storage and parking; and ground floor bedrooms are protected from flood risk. The Council's

Houses in Multiple Occupation Supplementary Planning Document also sets out a series of principles for determining planning applications for HiMOs.

- 7.7 The principle of development is therefore considered to be acceptable, subject to assessment of the application, in particular the HiMO element, against the aforementioned policies and guidance.

Impact on the character and historical interest of the listed building

- 7.8 In addition to the application for planning permission, a separate linked application has been made for alterations to the listed building, to facilitate the proposed use. This application is the subject of a separate report on this agenda, in which these issues are considered.

Proposed Use - The Ground Floor.

- 7.9 Whilst the ground floor use as a town centre use within Use Class E is acceptable in principle, there are some practicalities to consider. As a retail unit or restaurant / café, the unit would need to be serviced. The rear yard has access into the service corridors of the Grosvenor Centre and it has been that this access would be used for refuse removal. A condition is proposed requiring full details of this. Servicing would be from the front entrance. This element would be controlled effectively by access restrictions to the Market Square and therefore a condition is not necessary.
- 7.10 If to be used as a restaurant / café, a system for dealing with fumes and odours will be required. As the use is not yet finally determined, these details have not been provided and would be the subject of a further application. Discussions with conservation indicate such works would be unlikely to have a significant impact on the listed building.

HiMO Use - Area concentration.

- 7.11 The Houses in Multiple Occupation SPD sets out the Council's approach to managing the growth of HiMOs. Principle 1 of the SPD seeks to create, support and maintain a balanced, mixed and inclusive community and protect the neighbourhood and streetscene character. To help achieve this objective, it aims to avoid an over concentration of similar uses in one locality and sets a maximum threshold of 10% of HiMOs within a 50m radius of any other HiMO (regardless of whether licensed or not). The SPD is up to date, having been adopted in November 2019, and it can therefore be afforded substantial weight in decision-making.
- 7.12 Policy H03 the NLPP2 relates to the delivery of HiMOs and reflects Principle 1 of the HiMO SPD in the consideration of the concentration of HiMOs in a defined area. It states that all planning applications for change of use from dwellinghouses to HiMOs will be supported provided that less than 10% of the dwellings within a 50m radius of the application site are houses in multiple occupation. The purpose of the area concentration assessment is to retain a balance of dwelling types within an area, to support community cohesion, prevent conflict between neighbours and anti-social behaviour
- 7.13 Council records indicate that there are no HiMOs, licenced or not, within a 50m radius of the application site. There are also currently no residential properties that fall within the 50 metre radius of the property, however a current application at the neighbouring Market Walk shopping centre would provide for 45 residential units.

Taking this into account, the concentration would be only 2%, thereby complying with the 10% threshold.

- 7.14 Given that the proposal is below the 10% threshold referred to above, it is considered that the mixture of property types in this locality would maintain an acceptable balance of dwellings.
- 7.15 As such having regard to the comment regarding community cohesion the proposed area concentration falls within the limits of the balance of dwelling types that the SPD identifies as being appropriate. The application is therefore considered to accord with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy, Policy HO3 of the NLPP2, Principle 1 of the HiMO SPD and the aims of the National Planning Policy Framework.

HiMO use - Size of the property and facilities for future occupiers

- 7.16 Policy HO3 of the Local Plan Part 2 requires HiMOs to be of sufficient size to accommodate the proposed use. The HiMO SPD sets out the requirements to secure the provision of adequate facilities and amenities for residents. The minimum size for individual rooms is 6.51 square metres and where these are under 10 square metres, a combined kitchen / living room / dining room must be provided. These standards are met as shown on the proposed plans. The standards also set out the number of bathrooms required, however in this case all rooms would be en suite, meaning these standards do not apply.
- 7.17 A condition restricting the use of the property to a maximum of 15 people, with all of the rooms being single occupancy, will ensure over-development does not occur.
- 7.18 A refuse storage area is proposed within the rear yard. Access to this for the residents would be via the newly created passageway. Full details of this and the strategy for refuse disposal would be required by condition.

Impacts on neighbouring occupiers

- 7.19 The site is surrounded by commercial uses and it is not considered that these will be affected by the proposed use.

Highways / Parking considerations

- 7.20 The site is located in Northampton town centre, specific parking provision for the ground floor use is not therefore required and customers not using public transport would have a choice of car parks.
- 7.21 In respect of the HiMO use, the HiMO SPD acknowledges that parking on site is not required, where the site is in a sustainable location. It would be difficult to imagine a more sustainable location than the heart of the town centre. A condition requiring details of cycle storage is nevertheless recommended.

8 FINANCIAL CONSIDERATIONS

- 8.1 CIL is not payable
- 8.2 A contribution towards libraries has been requested by the Development Management (S106) officer but there is no policy basis for this.

9 PLANNING BALANCE AND CONCLUSION

- 9.1 The use of the building for a town centre use at the ground floor and residential use on the upper floors is compliant with Policy RS1 of the West Northamptonshire Joint Core Strategy. The specific use of the upper floors as a House in Multiple Occupation is compliant with Policy HO3 of the Northampton Local Plan Part 2 and the Houses in Multiple Occupation SPD. The proposal would have no significant adverse or irreversible impact on the character and historic interest of the listed building whilst securing a viable future for the building, which has been vacant for over 10 years and is suffering the effects of lack of maintenance. The proposal in this respect complies with Policy BN5 of the West Northamptonshire Joint Core Strategy and Policy ENV6 of the Northampton Local Plan Part 2. The proposal overall complies with all the relevant policies and guidance set out at Section 4 of this report.

10 RECOMMENDATION / CONDITIONS AND REASONS

10.1 Grant permission subject to conditions as set out below.

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: Asm 23 P9 013a , Asm 23 P9 012a, Asm 23 P9 010a, Asm 23 P9 011b, Asm 23 P9 002f, Asm 23 P9 006a.

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

Materials and Details

3. A schedule of materials and finishes to include all external and internal finish to all remaining historical elements of the building (including but not limited to walls, windows, doors and staircase) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be completed in accordance with the approved details.

Reason: To ensure that the materials and finished are appropriate and to preserve the character and historical interest of the listed building. In accordance with Policy Q1 of the Northampton Local Plan Part 2.

Building Recording

4. The development shall proceed in accordance with the submitted written scheme of investigation for archaeological building recording which has been submitted (Ref Midland Archaeological Services July 3rd 2023).

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

- (i) fieldwork in accordance with the agreed written scheme of investigation.
- (ii) post-fieldwork assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority)
- (iii) completion of post-fieldwork analysis, preparation of site archive ready for deposition at a store (Northampton ARC) approved by the Planning Authority.

Reason: To ensure proper investigation and recording of the listed building, in accordance with the National Planning Policy Framework.

Noise Mitigation

5. Prior to the commencement of development a scheme for achieving the noise levels contained within BS8233:2014 (or any standard revoking and replacing that standard with or without modification) with regards to the residential units hereby approved shall be submitted to and approved in writing by the Local 2 Planning Authority. Once approved the scheme shall be implemented prior to first occupation of the residential units and a post installation report shall be submitted to and approved in writing by the Local Planning Authority and thereafter maintained in the approved state. No alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the units or noise barriers without prior written approval from the Local Planning Authority.

Reason: In the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

6. No above ground new development shall commence until a scheme of noise insulation of party construction between the residential units and the non-residential uses, and between each residential unit, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the first occupation of the residential unit(s) to which it relates.

Reason: In the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Construction Management Plan

7. Prior to the commencement a Construction 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

Reason: In the interests of safeguarding highway safety, safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Lighting

8. Prior to occupation, a scheme showing the provisions to be made for external lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting is to be designed, installed and maintained so as to fully comply with the ILP Guidance for the Reduction of Obtrusive Light. The design shall satisfy criteria to limit

obtrusive light presented in Table 2, page 8 of the guide, relating to Environmental Zone E3 Medium district brightness areas. The development shall not be occupied until the approved scheme has been implemented. Thereafter the approved measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: Details are required prior to the occupation of the development in the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Contamination

9. Prior to the occupation of the building for residential purposes, a Landmark Gas Report shall be submitted to the Local Planning Authority to demonstrate if the ground gas classification is suitable for residential use. In the event that the report identifies that the site is not suitable in this regard, full details of mitigation measures shall be submitted for approval to the Local Planning Authority and installed in accordance with such approved details, prior to the occupation of the building for residential purposes.

Reason: In the interests of the safety of the future occupiers of the unit, in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Use of Ground Floor

10. The ground floor of the premises as marked Class E and shaded lilac on approved drawing shall be used only for the purpose of "Town Centre Uses" as defined in the National Planning Policy Framework, being such uses which also fall within Use Class E, and for no other purpose whatsoever, including any other purpose in Class E 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, amending or re-enacting that order.

Reason: To ensure the use of the ground floor is appropriate to the location of the building in the town centre of Northampton and adjacent to the market square, in accordance with Policy RS2 of the West Northamptonshire Joint Core Strategy.

HiMO Occupancy

11. The development hereby permitted shall be occupied by a maximum of 15 residents at any one time.

Reason: In the interests of the amenity of the proposed occupiers and the surrounding area in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy.

Cycle Storage

12. Notwithstanding the submitted plans, full details of facilities for the secure and covered parking of bicycles for the use of residents of the House in Multiple Occupation (Himo) element of the development hereby approved shall be submitted for approval to Local Planning Authority. Development shall be carried out in accordance with the approved details and fully implemented prior to the Himo element of the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy.

Refuse Storage and Management Plan

13. Notwithstanding the submitted plans, full details of the provision for the storage of refuse and materials for recycling in respect of all uses of the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation or bringing into use of the building for the use hereby permitted and thereafter retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies Q2 and HO3 of the Northampton Local Plan Part 2

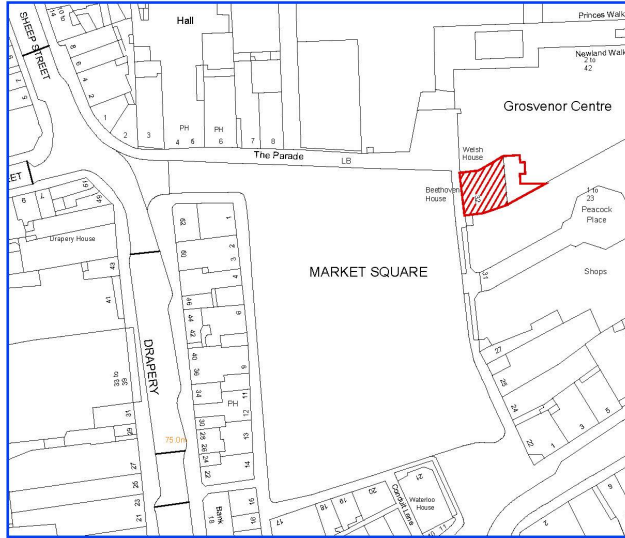
14. A management strategy for the removal of refuse and materials for recycling from the site and the return of emptied bins / refuse or recycling containers to the site, in respect of all uses of the premises, shall be submitted to and approved in writing by the Local Planning Authority. Waste and materials for recycling shall thereafter be handled in full accordance with the approved details from the commencement of the uses hereby permitted and throughout the lifetime of the use of the premises for the uses hereby permitted.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies Q2 and HO3 of the Northampton Local Plan Part 2

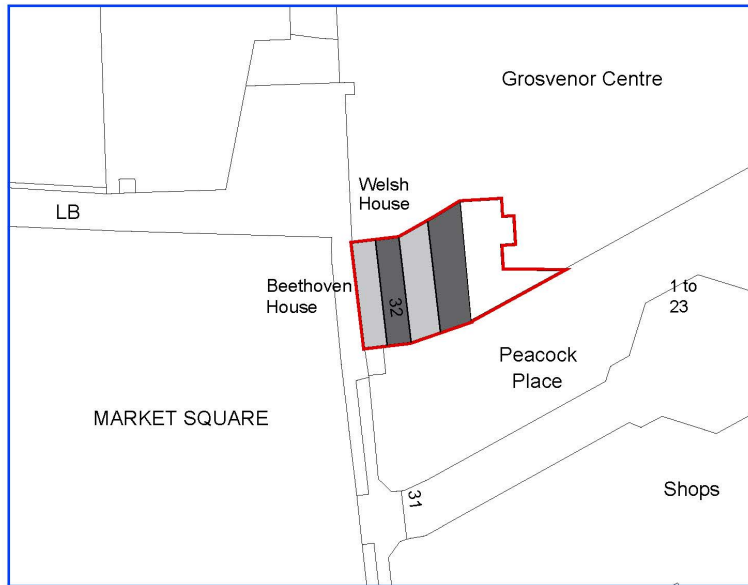
Security Measures

15. Full details of security measures to be included within the development shall be submitted for approval to Local Planning Authority. The approved measures shall be incorporated into the development and shall be available and functional before the occupation of any of the building for the uses hereby approved.

Reason: In the interest of the security of future occupiers of the development and the prevention of crime, in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.



Location Plan - as existing
1:1250



Block Plan - as proposed
1:500



Revision B - Description of proposals amended 30-05-2023
Revision A - Description of proposals amended 27-03-2023

Location / Block Plans

Scale : as noted @ A3
Drawing No : ASM-23-P9-003b
Date : Feb 2023

Change of Use of existing offices (Class E) to House in Multiple Occupancy for 15No persons (Sui Generis)at first, second and third floor levels. Class E use retained at ground floor level.
Beethoven House, 32 Market Square, Northampton NN1 2DF